



2019

**CITY OF NANAIMO**  
**COMMUNITY PROFILE**



## MAYOR'S WELCOME



On behalf of City Council and the citizens of Nanaimo, it is my pleasure to welcome you to our beautiful city. As the economic hub of central Vancouver Island, Nanaimo boasts both a vibrant business community and an exceptional quality of life. Nanaimo has transitioned from a commodity-based economy that relied on an abundance of natural resources from the forests and ocean towards a service-based “knowledge” economy that relies on the skills, talent and innovation of the local workforce. The city is now a regional centre for health services, technology, retail, construction, manufacturing, education and government services.

Nanaimo is a central transportation and distribution hub for Vancouver Island. Home to an excellent deep-sea port, this ocean-side city receives three million tons of cargo through its port facilities and deep-sea terminal at Duke Point each year. Air

Canada offers direct flights to Vancouver, Calgary and Toronto from the Nanaimo Airport, an all-weather facility. Seaplanes and Helijet link downtown Nanaimo to downtown Vancouver in 20 minutes. BC Ferries provides vehicle and passenger service between Nanaimo and Vancouver as well as Richmond from two terminals located in Nanaimo.

Businesses choose to locate in Nanaimo because of the cost efficiencies and a complete range of telecommunications services. Nanaimo offers a well-trained, stable and educated workforce. Vancouver Island University graduates, from various disciplines, provide a constant stream of new employees for area companies.

Nanaimo City Council values our over 6,000 businesses and offers support programs through the Economic Development office. We offer various incentives for new multi-family housing, and commercial and heritage projects in our City Centre. Additionally, city wide incentives are available for hotel and/or motel developments or redevelopments.

Nanaimo offers a full spectrum of housing options most with spectacular ocean and mountain views. A diverse range of recreational opportunities is available to Nanaimo residents and visitors. Nestled between the ocean and the mountains, Nanaimo offers an enviable lifestyle with a variety of employment and investment opportunities.

We hope you choose to become a part of our beautiful, vibrant city.

Mayor Leonard Krog, City of Nanaimo

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## 1.0 INTRODUCTION

Nanaimo is the fifth largest urban centre in British Columbia. Nestled between the mountains and the ocean, Nanaimo is a 20-minute flight from downtown Vancouver or a 1.5 hour ferry ride. The economic hub of Central and North Vancouver Island, Nanaimo boasts a vibrant business community and exceptional quality of life.

Businesses choose to locate in Nanaimo because of the cost efficiencies and a complete range of telecommunications services. The city offers a skilled and motivated workforce, exceptional technological infrastructure, and easy access to world markets. This welcoming region of over 162,727 people is proud of their recreational facilities, community spirit, and the region's natural beauty.

### 1.1 Nanaimo Economic Development (NED)

Working with local and regional partners, the Nanaimo Economic Development office assists in building a prosperous community through economic opportunity.

Our services include:

- Supporting new start-ups, business retention and business expansion;
- Attracting new business and investment; and
- Promoting Nanaimo as a premier destination for new businesses and residents.

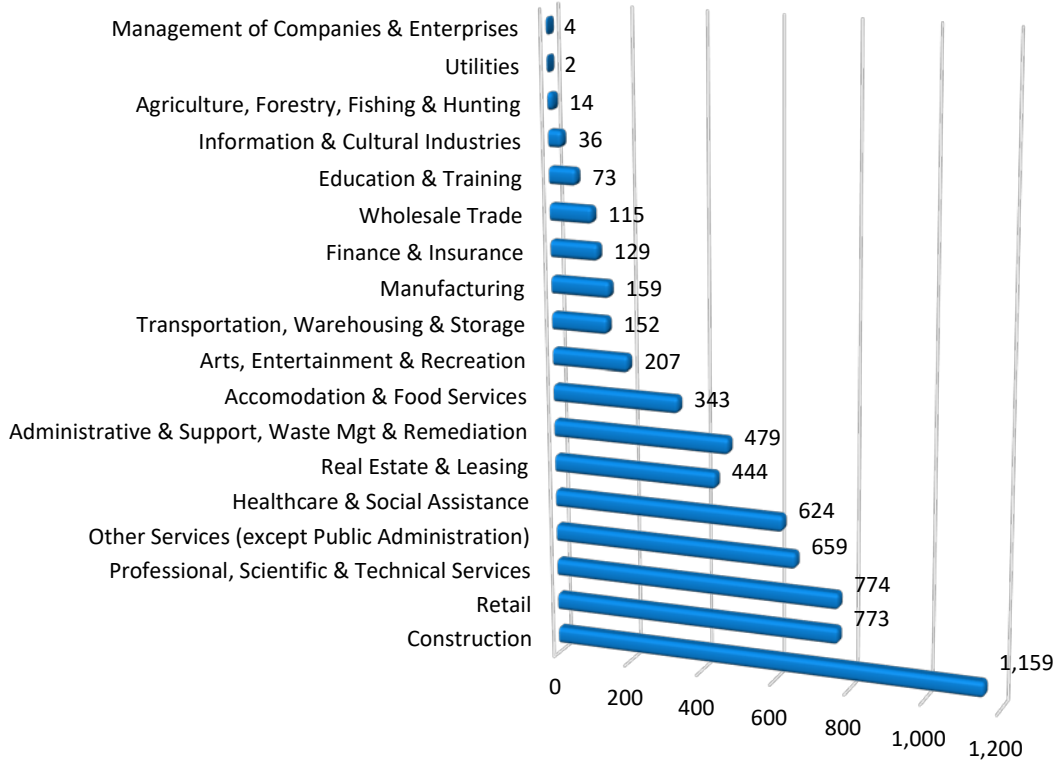
### 1.2 Location

The City of Nanaimo is the second largest urban centre on Vancouver Island. Nanaimo is located on the eastern side of Vancouver Island, 23km (14 miles) west of Vancouver and 113km (70 miles) north of Victoria, the capital of British Columbia. The City of Nanaimo covers 88.19 square kilometres within the Nanaimo Regional District. The Regional District stretches north to Bowser, south to Cedar and west to Errington, an area of 2,041.32 square kilometres. The City of Nanaimo accounts for 4.3% of the total land area of the region, but is home to 59% of the population and operates as the region's economic and employment centre.

### 1.3 Economic Overview

Nanaimo has transitioned from a commodity-based economy that traditionally relied on an abundance of natural resources in the forest and ocean towards a service-based "knowledge" economy that relies on the skills, talent and innovation of the local workforce. The area offers a diversified economic base of 6,146 businesses operating within the City of Nanaimo. Nanaimo's largest sectors by number of businesses are Construction (18.9%), Retail Trade (12.6%), Professional Scientific & Technical (12.6%), Other Services except Public Administration (10.7%) and Healthcare/Social Assistance (10.2%). These top five industry sectors account for 65% of all business licenses.

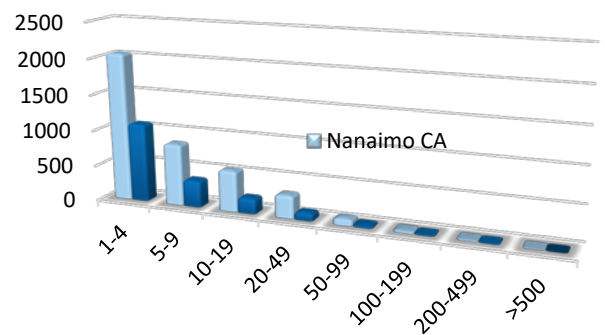
### Business Licenses by Industry 2018 City of Nanaimo



Source: Nanaimo Economic Development, City of Nanaimo

As with Canadian business composition, the majority of the businesses in Nanaimo are small to medium sized enterprises. Nanaimo has 3,977 businesses with employees. Approximately 88% (3,501) of these businesses have between 1 and 19 employees; 8% (322) of the businesses have between 20-49 employees; 4% (147) of these businesses have between 50-499 employees and 7 businesses have more than 500 employees. The Regional District of Nanaimo (RDN) including Nanaimo has 5,821 businesses with employees. Nanaimo accounts for over 68% of the businesses with employees in the region, further supporting its role as the regions economic and employment centre. Nanaimo's largest sectors by employment are: Healthcare and Social Assistance, Retail Trade, Construction, Accommodation & Food Services and Educational Services (2016 Census)

### Businesses by Employee Size 2018



	1-4	5-9	10-19	20-49	50-99	100-199	200-499	>500
Nanaimo CA	2064	862	575	322	94	35	18	7
Remainder of RDN	1099	378	217	108	30	8	3	1

Source: Stats Canada, Nanaimo Economic Development

**Health Care & Social Assistance**

During the 2016 Census, the Healthcare and Social Assistance sector was the largest employment sector in Nanaimo, with 7,285 employees. Over the past decade significant investments have been made at the Nanaimo Regional General Hospital and in private healthcare facilities surrounding the hospital zone. Employment in healthcare rose by 14.4% between 2011 and 2016.

**Retail Trade**

Nanaimo is the retail and distribution hub for Central and North Vancouver Island. Employment in the retail trade increased by 0.96% between 2011 and 2016. Nanaimo is home to the largest retail mall on Vancouver Island, Woodgrove Centre. Retail malls and boutique shops are continually reinventing themselves to provide an exceptional customer experience as the competition between traditional brick and mortar stores and on-line shopping intensifies. Nanaimo’s retail sector employs 6,975.

**Construction**

Construction remains one of the key employment sectors in Nanaimo, with 4,220 employees. Building permit values for

residential and commercial projects continue to reflect higher demand year-over-year from positive migration. Employment in the construction sector grew by 5.2% between 2011 and 2016.

**Accommodation & Food Services**

Accommodation and Food Services is the fourth largest employment sector in Nanaimo, reporting 4,035 employees. Employment in this sector decreased by 1.6% between 2011 and 2016.

**Educational Services**

Educational Services is the fifth largest sector in Nanaimo with 3,355 employees. Nanaimo is home to Vancouver Island University which draws students from all parts of the world and adds diversity. In 2011 educational services accounted for 7.2% of the total employment in Nanaimo, but declined to 7.0% in 2016.

Nanaimo’s sixth largest employment sector, with 2,990 employees, Professional Scientific and Technical services saw an increase of 15.22% during this same period.

The highest employment growth occurred in the manufacturing sector which saw a 45% increase in employment between 2011 and 2016. The manufacturing sector in Nanaimo employs 2,260 people.



## 2.0 DEMOGRAPHICS

### 2.1 Population

The census agglomeration (CA\*) population of Nanaimo was estimated to be 114,673 in 2019. The population in the Regional District of Nanaimo was estimated at 162,727. Based on future projections, strong population growth is expected to continue in the Nanaimo area. For detailed City and Regional population projections by age breakdown see Appendix A and B.

Population					
	2011	2016	2017	2018	2019
Nanaimo CA	98,025	104,940	111,590	113,132	114,673
Regional District of Nanaimo	146,574	155,700	158,585	160,664	162,727

Source: Stats Canada, BC Stats

\*CA: Nanaimo CA boundary includes Lantzville, East Wellington, Cedar and Mt. Benson area.

Nanaimo's location has helped the city develop as an important retail, service, transportation and distribution centre for central and northern Vancouver Island. The city's primary trade area comprises of approximately 164,235 people drawn from the Nanaimo Regional District and the Town of Ladysmith. This trade area has been growing due to population growth. The primary trade area grew by 6.3% between 2011 and 2016.

The city's secondary trade area has over 142,179 people in the Alberni-Clayoquot region to the west, and the Comox Strathcona region to the north. This area has grown on average 3.13% between 2011 and 2016.

The city's tertiary trade area has an additional 86,237 people from the Cowichan Valley region to the south, and the Mount Waddington region to the north. This area has grown by 4.35% between 2011 and 2016. Thus, the total trade area is approximately 392,651 persons.

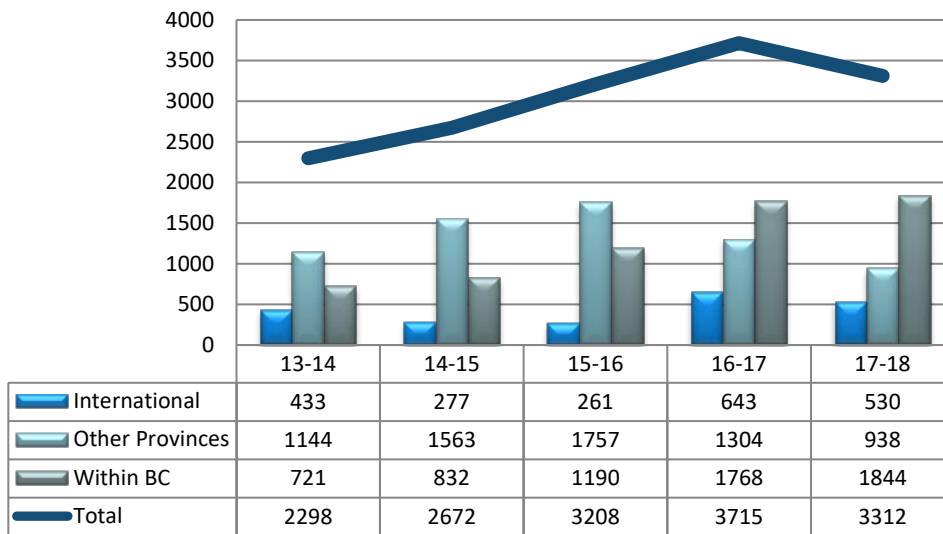
Nanaimo's Trade Areas			
	2011	2016	% Change
<b>Primary Trade Area</b>			
City of Nanaimo	83,810	90,504	7.39%
Remainder of Nanaimo Regional District	62,764	65,194	3.72%
Ladysmith	7,921	8,537	7.21%
<b>Subtotal</b>	<b>154,495</b>	<b>164,235</b>	<b>5.93%</b>
<b>Secondary Trade Area</b>			
Alberni-Clayoquot RD	31,061	30,981	-0.25%
Comox Strathcona RD	106,790	111,198	3.96%
<b>Subtotal</b>	<b>137,851</b>	<b>142,179</b>	<b>3.04%</b>
<b>Tertiary Trade Area</b>			
Remainder of Cowichan RD	72,411	75,202	3.71%
Mount Waddington RD	11,506	11,035	-4.26%
<b>Subtotal</b>	<b>83,917</b>	<b>86,237</b>	<b>2.69%</b>
<b>Total (All Trade Areas)</b>	<b>376,263</b>	<b>392,651</b>	<b>4.17%</b>

Source: Stats Canada Census

## 2.2 Migration

Population growth is driven by two factors: natural increase and migration. Nanaimo’s population growth has resulted from migration. People move to new areas for a variety of reasons including employment opportunities and quality of life factors. There are three types of migrants; intra-provincial (within BC), inter-provincial (other provinces) and international immigrants (outside of Canada). In the past five years, on average over 3,000 net new migrants have located in the Nanaimo region.

**Origin of New Residents  
Regional District of Nanaimo**



Source: BC Stats





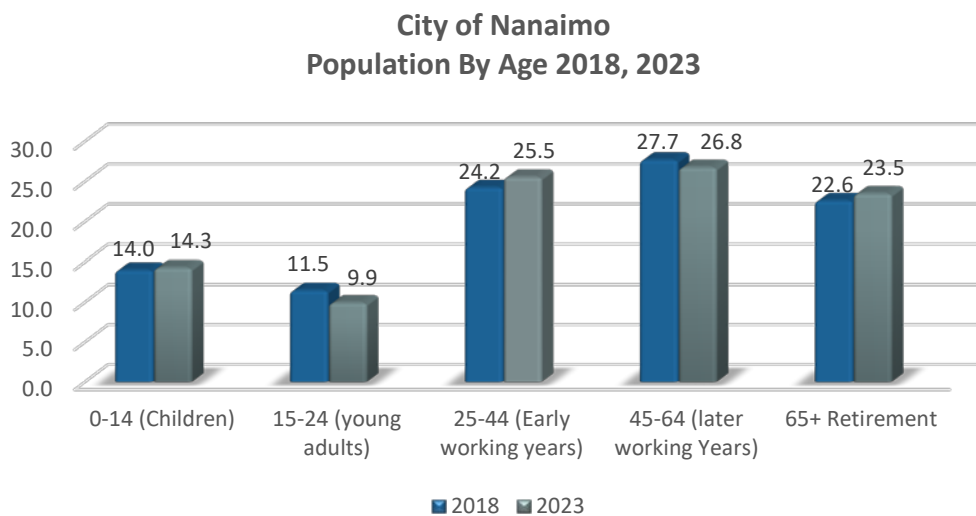
Net migration to British Columbia from other countries has been growing over the last five years. Net migration to BC from other provinces slowed significantly in 2017-18 compared to the previous three years. The Nanaimo region continues to capture a significant share of the total provincial migrants.

Year	Net International	Net Interprovincial	Total Net Migration	Nanaimo % of BC's share
2013-2014	36,792	9,475	46,267	4.97
2014-2015	19,206	20,379	39,585	6.75
2015-2016	29,919	26,573	56,492	5.68
2016-2017	37,406	18,834	56,240	6.61
2017-2018	55,457	7,799	63,256	5.24

Source: BC Stats

### 2.3 Population by Age Distribution

In 2018, the City of Nanaimo had 13,270 children aged 0 to 14 and 21,411 persons aged 65 and older representing respectively 14.0% and 22.5% of the total population. The working age population (15 to 64) represented 63.4% of the total population.



Source: Environics Analytics



## 2.4 Language & Immigration

Nanaimo has become a more ethnically diverse community over time. Approximately 15% of Nanaimo's total population are immigrants. Roughly 74% of the immigrants have been living in Nanaimo for over sixteen years.

Mother Tongue	
Language	% of total population
English	88.6
French	1.6
German	1.3
Mandarin	1.2
Panjabi (Punjabi)	1.0
Dutch	0.6
Tagalog (Pilipino, Filipino)	0.6
Other immigrant languages	4.9
Aboriginal languages	0.2

Source: Stats Canada 2016 Census

Top Five Immigrant Population	
United Kingdom	4,195
United States	1,265
Germany	925
India	880
China	840
<b>Total Immigrant Population</b>	<b>14,915</b>

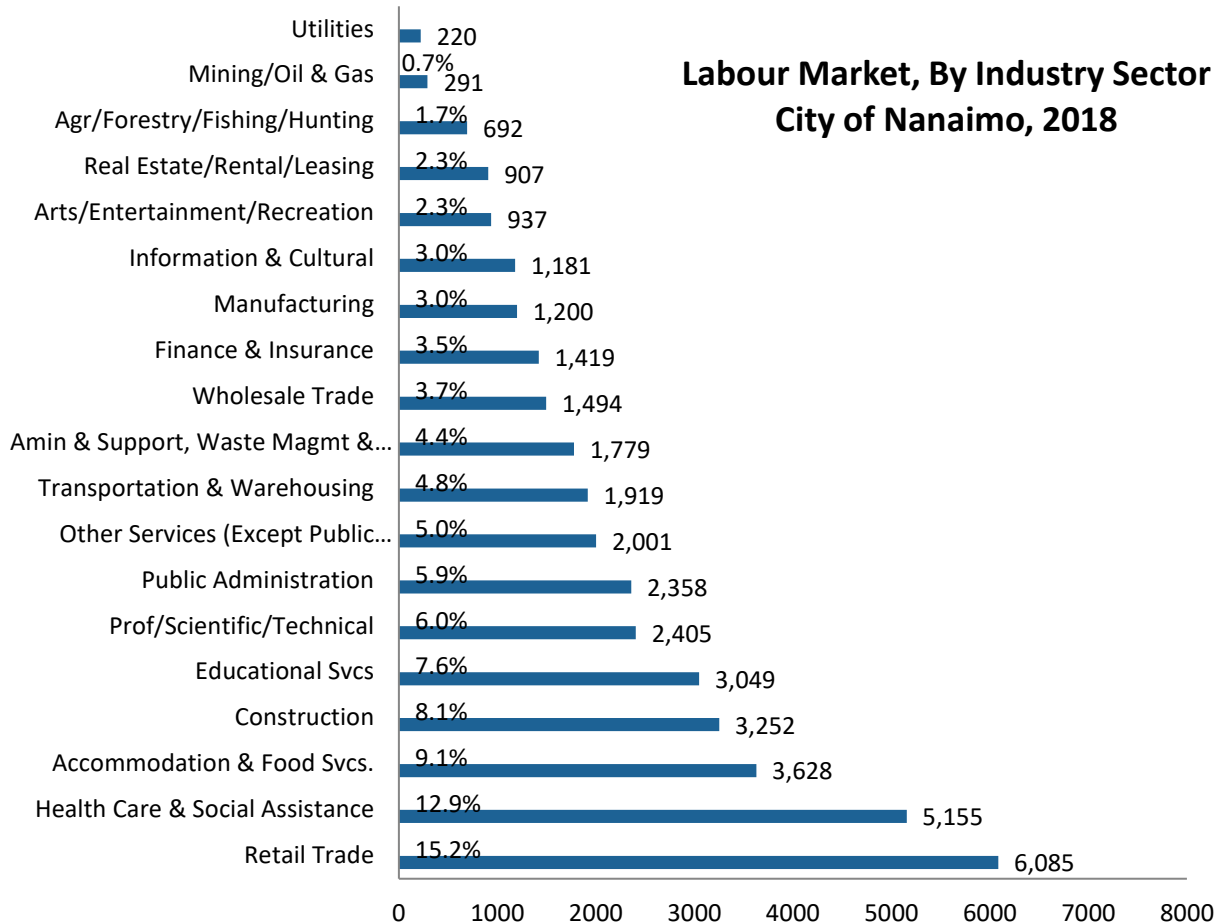
Source: Stats Canada 2016 Census



### 3.0 LABOUR MARKET

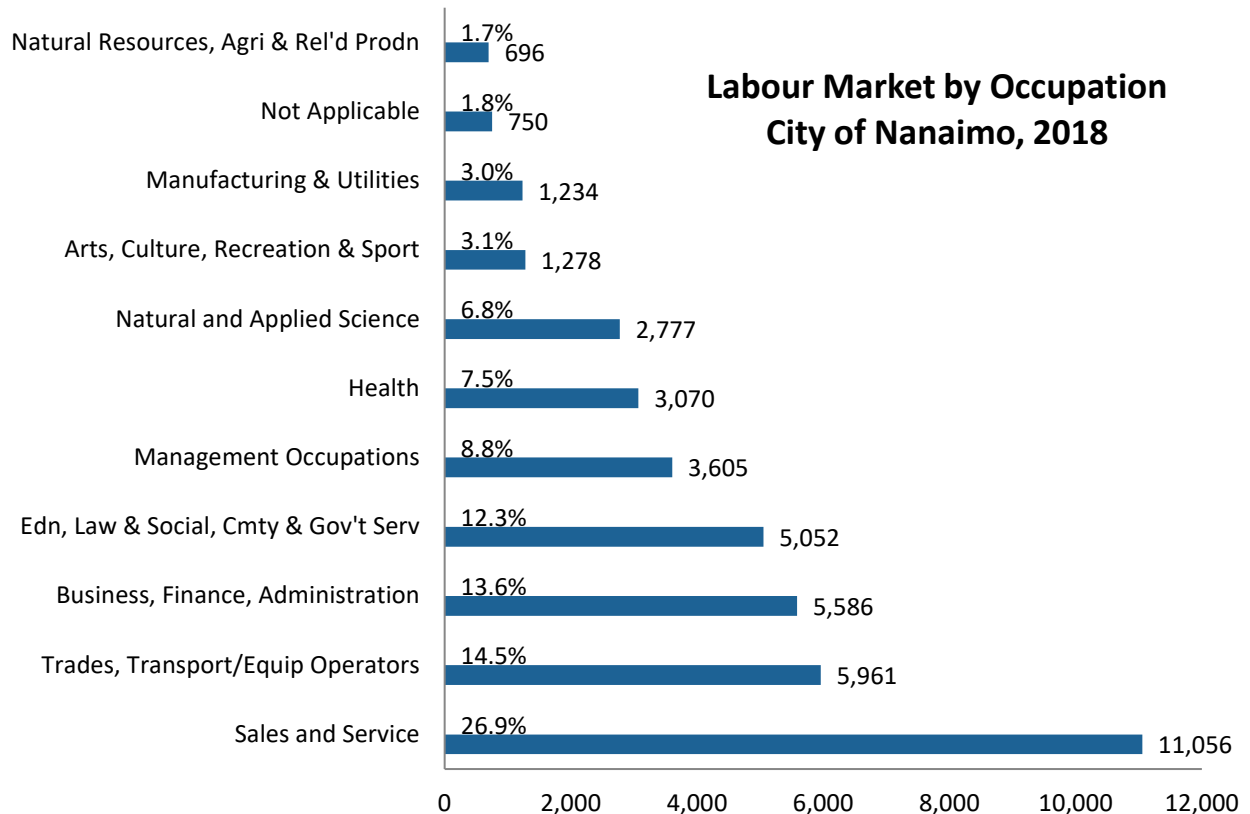
#### Labour Market by Industry Sector – Nanaimo

Service industries account for much of Nanaimo’s employment base. The greatest number of jobs are provided by the retail sector followed by healthcare, accommodation/food services, construction and educational services.



Source: Environics Analytics





Source: Environics Analytics

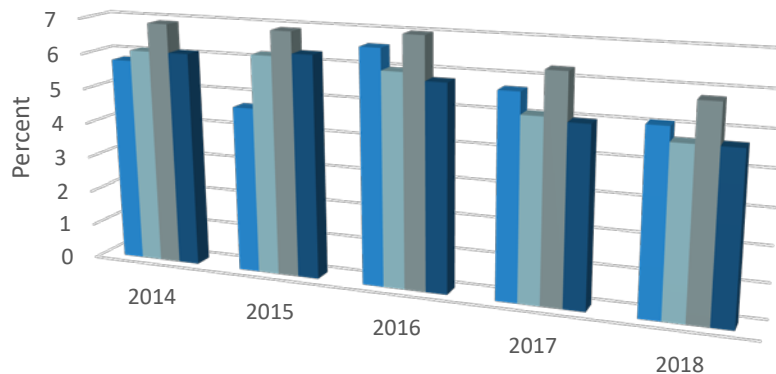
Sales and service occupations make up 27% of all jobs in Nanaimo. Trades, Transport/Equipment operators account for 14.5% of all occupations. The next three categories fall into professional services, together they account for the largest number of occupations in Nanaimo.

### 3.1 Unemployment and Participation Rates

The labour force is composed of those 15 years of age and older who are either employed or actively seeking work. Changes in the labour force are the result of changes in population and economic opportunities. A growing economy attracts workers from other areas and induces people to enter the labour force. When the economy slows, people leave in search of opportunities elsewhere or withdraw from the labour force.

Historically Nanaimo's unemployment rate has been below BC and the Canadian average. In the past three years Nanaimo's unemployment rate has been higher than BC's but lower than the national rate.

### Unemployment Rate Annual Averages



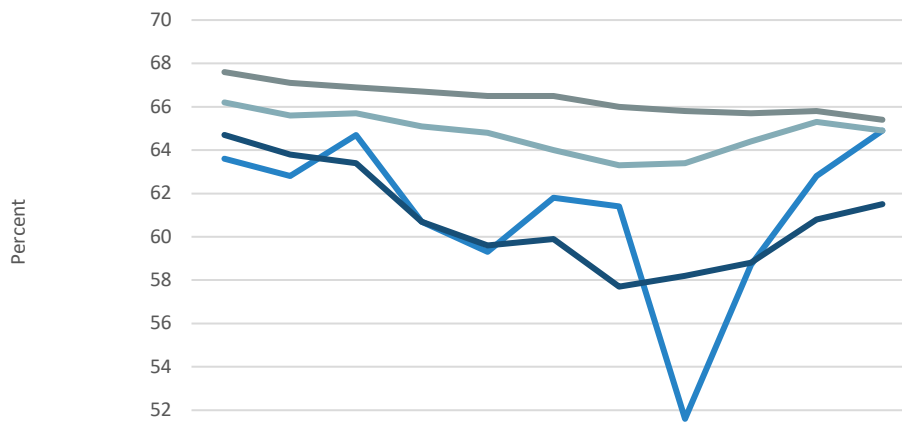
	2014	2015	2016	2017	2018
■ Nanaimo	5.8	4.7	6.6	5.7	5.1
■ BC	6.1	6.2	6	5.1	4.7
■ Canada	6.9	6.9	7	6.3	5.8
■ Vac Isl & Coast	6.1	6.3	5.8	5.0	4.7

Source: Stats Canada

Nanaimo’s labour force participation rate has been increasing in recent years. Labour force participation rate represents the ratio between those in the labour force and the total population that is of working age. Regions with younger populations tend to have higher labour force participation rates while those with an older population have lower rates. Participation rates also tend to fall during recessions and rise during expansions.

Nanaimo’s labour force participation rate for 2018 was 64.9%, tied with BC and slightly lower than Canada’s rate at 65.4%.

### Labour Force Participation Rate



	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
— Nanaimo	63.6	62.8	64.7	60.7	59.3	61.8	61.4	51.6	58.7	62.8	64.9
— BC	66.2	65.6	65.7	65.1	64.8	64.0	63.3	63.4	64.4	65.3	64.9
— Canada	67.6	67.1	66.9	66.7	66.5	66.5	66	65.8	65.7	65.8	65.4
— Van Isl & Coast	64.7	63.8	63.4	60.7	59.6	59.9	57.7	58.2	58.8	60.8	61.5

Source: Stats Canada

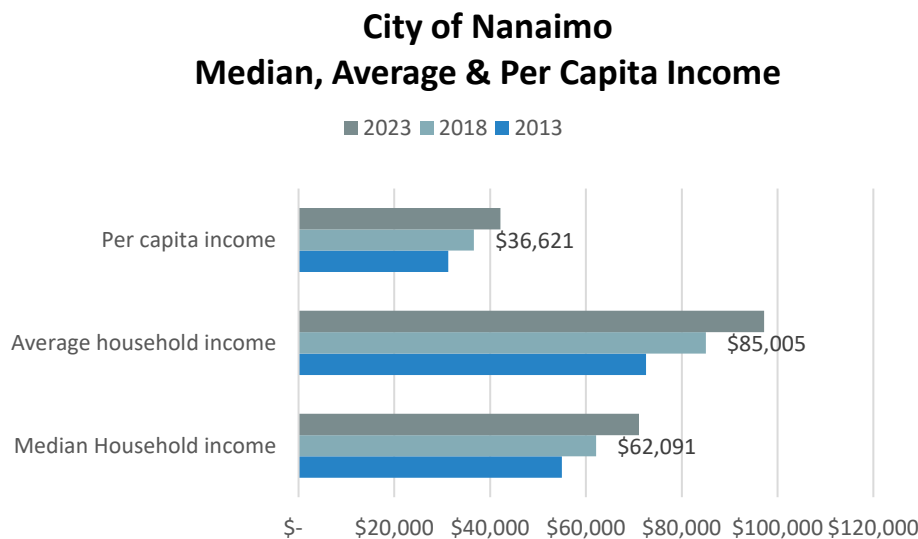
### 3.2 Income

#### Median, Average and Per Capita Income

In 2018, the median household income in the City of Nanaimo was \$62,091. This is a 13% increase in the last five years. By 2023, Nanaimo's median household income is projected at \$71,095.

In 2018, the average household income in the City of Nanaimo was \$85,005, an increase of 17.1% in the past five years. Average household income is projected to reach \$97,165 by 2023.

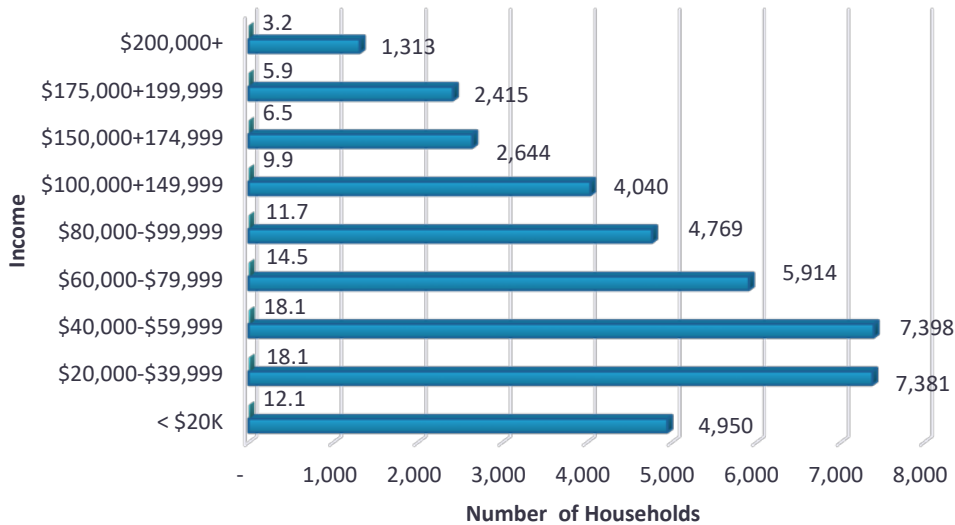
The per capita income in 2018 was \$36,621, this is an increase of 17.2% in the past five years. Projected per capita income for 2023 is \$42,147.



Source: Environics Analytics

Nanaimo's household income distribution is highlighted on the next page. The largest number of households in Nanaimo (7,398) report household income between \$40,000 and \$59,999 per annum. The second largest number of households (7,381) report household income of \$20,000 to \$39,999 per annum. 26% of the households in Nanaimo earned \$100,000 or more in 2018.

## Households Income Distribution 2018



Source: Environics Analytics

### 3.3 Labour Force by Education

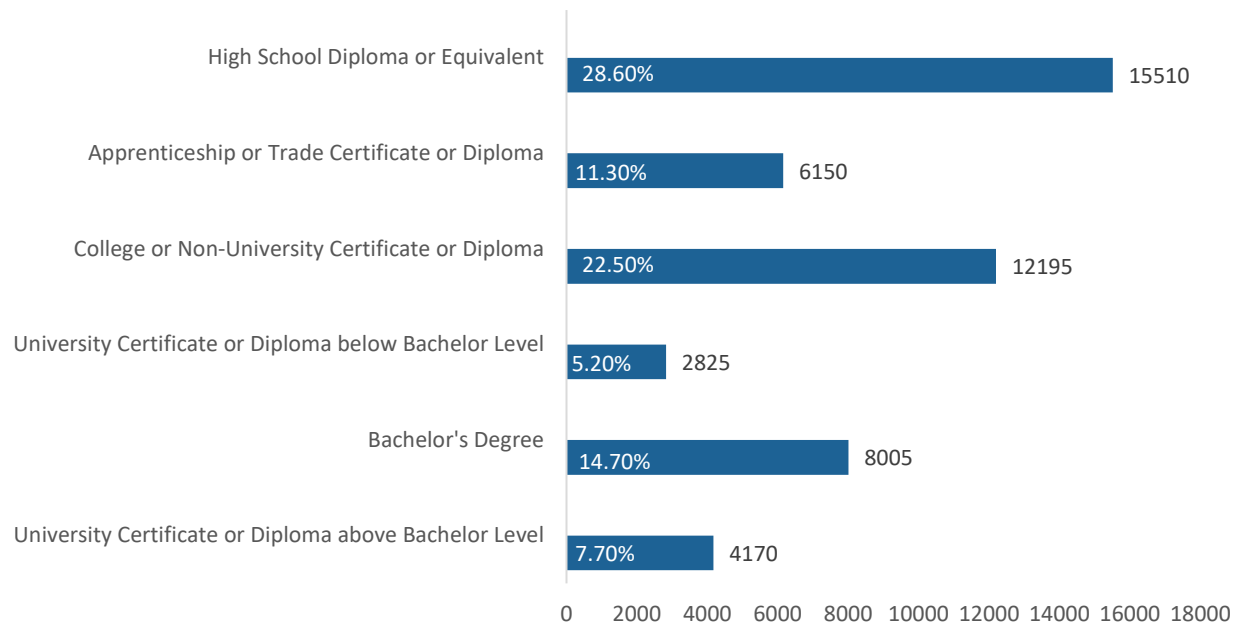
In 2016, 86.8% of people aged 25 to 64 in Nanaimo had a high school diploma or equivalency certificate, compared with 86.3% in Canada.

In Nanaimo, 22.4% of people aged 25 to 64 had a bachelor's degree or higher in 2016, while 22.5% had a college, CEGEP or other non-university certificate or diploma as their highest level of education, and 11.3% had an apprenticeship or trades certificate or diploma as their highest level of education.

In the last decade those in Nanaimo holding a bachelor's degree or higher increased by 5.2% and College, CEGEP or other non-university certificate/diploma training increased by 1.1%. Apprenticeship or trades certificate holders declined by 3.6%, while those with a high school diploma increased by 2%.

In Nanaimo, 11.7% of women aged 25 to 64 with a bachelor's degree or higher studied STEM (science, technology, engineering and mathematics), compared with 26.0% of men. On the other hand, 88.3% of these women studied BHASE (non-STEM) fields of study such as business, humanities, health, arts, social sciences, education, etc., compared with 74.1% of men.

## Educational Attainment Nanaimo Population 25 to 64 years, 2016



Source: Stats Canada 2016 Census

### 3.4 Major Employers

<p><b>Nanaimo Regional General Hospital</b> 1200 Dufferin Crescent Nanaimo, BC V9S 2B7 (250) 755-7691 Health Care 2206 Employees <a href="http://www.islandhealth.ca">www.islandhealth.ca</a></p>	<p><b>School District #68</b> 395 Wakesiah Avenue Nanaimo, BC V9R 3K6 (250) 754-5521 Education 1800 Employees <a href="http://www.sd68.bc.ca">www.sd68.bc.ca</a></p>	<p><b>Woodgrove Centre</b> 6631 Island Highway N. Nanaimo, BC V9T 4T7 250-390-2721 Retail 1550 Employees <a href="http://www.woodgrovecentre.com">www.woodgrovecentre.com</a></p>
<p><b>Vancouver Island University</b> 900 Fifth Street Nanaimo, BC V9R 5S5 (250) 753-3245 Education 1,030 Employees <a href="http://www.viu.ca">www.viu.ca</a></p>	<p><b>City of Nanaimo</b> 455 Wallace Street Nanaimo, BC V9R 5J6 (250) 754-4251 Municipal Government 639 Employees <a href="http://www.nanaimo.ca">www.nanaimo.ca</a></p>	<p><b>Shaw Cable</b> 4316 Boban Drive Nanaimo, BC V9T 6A7 (250) 760-1999 Cable Supplier 600 Employees <a href="http://www.shaw.ca">www.shaw.ca</a></p>
<p><b>Coastal Community Credit Union</b> 21-13 Victoria Crescent Nanaimo, BC V9R 5B9 (250) 741-3200 Financial Services 600 Employees <a href="http://www.cccu.ca">www.cccu.ca</a></p>	<p><b>BC Ferries</b> 680 Trans Canada Highway Nanaimo, BC V9S 5R1 (250) 716-7131 Transport 457 FTE and 244 Casual/Seasonal Employees <a href="http://www.bcf ferries.ca">www.bcf ferries.ca</a></p>	<p><b>Nanaimo Forest Products (Harmac Pacific)</b> 1000 Wave Place Nanaimo BC 250-722-3211 Paper Mill 340 Employees <a href="http://www.harmacpacific.com">www.harmacpacific.com</a></p>

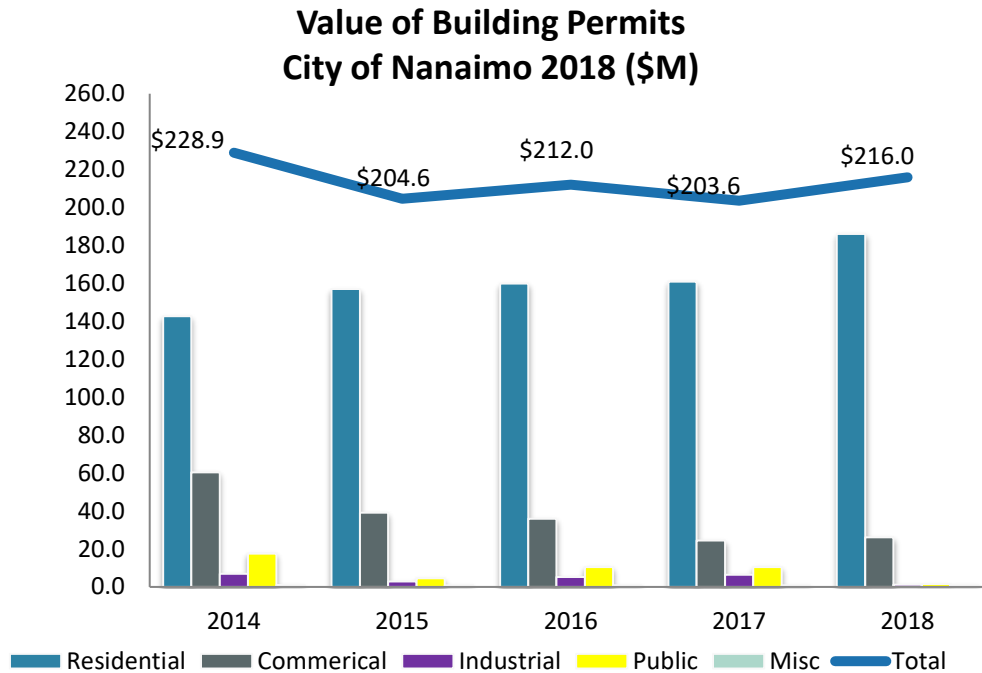


<p><b>Costco Wholesale</b> 6700 Island Highway N Nanaimo, BC V9V 1K8 (250) 390-3231 Grocery Store 332 Employees (55% FT) <a href="http://www.costco.ca">www.costco.ca</a></p>	<p><b>Coastland Wood Industries</b> #2, 84 Robarts Street Nanaimo, BC V9R 2St Mill 300 Employees <a href="http://www.coastlandwood.com">www.coastlandwood.com</a></p>	<p><b>Dept. of Fisheries &amp; Oceans</b> Pacific Biological Station, Hammond Bay Road Nanaimo, BC V9R 5K6 (250) 756-7000 Research Lab - 300 Employees <a href="http://www.pac.dfo-mpo.gc.ca">www.pac.dfo-mpo.gc.ca</a></p>
<p><b>Tilray</b> 1100 Maughan Road Nanaimo BC V9X 1J2 1-844-845-7291 HQ Medical Cannabis 300 employees <a href="http://www.tilray.ca">www.tilray.ca</a></p>	<p><b>Regional District of Nanaimo</b> P.O. Box 40 Lantzville, BC V0R 2H0 (250) 390-4111 Regional Government 268 Employees <a href="http://www.rdn.bc.ca">www.rdn.bc.ca</a></p>	<p><b>Walmart</b> 100-3200 Island Highway North Nanaimo, BC V9T 1W1 (250) 390-2344 Retail-general goods 260 Employees <a href="http://www.walmart.ca">www.walmart.ca</a></p>
<p><b>Thrifty Foods (2 locations)</b> 5801 Turner Road Nanaimo, BC V9T 6L8 (250) 728-4950 Retail/grocery store 248 Employees (55% FT) <a href="http://www.thriftyfoods.com">www.thriftyfoods.com</a></p>	<p><b>The Real Canadian Superstore</b> 6435 Metral Drive Nanaimo, BC V9T 2L8 250-390-5700 Retail-Grocery 220 Employees <a href="http://www.realcanadiansuperstore.com">www.realcanadiansuperstore.com</a></p>	<p><b>Home Depot</b> 6555 Metral Drive Nanaimo, BC V9T 3L3 (250) 390-9093 Retail/Building Supply 175 Employees <a href="http://www.homedepot.ca">www.homedepot.ca</a></p>
<p><b>RCMP</b> 303 Prideaux Street Nanaimo, BC V9R 2N3 (250) 754-2345 Public Safety 151 Employees <a href="http://www.rcmp-grc.gc.ca">www.rcmp-grc.gc.ca</a></p>	<p><b>Real Estate Web Masters</b> 223 Commercial Street Nanaimo, BC V9R 5G8 250-753-9893 Real Estate 140 Employees <a href="http://www.realestatewebmasters.com">www.realestatewebmasters.com</a></p>	<p><b>DBL Disposal Systems</b> 4311 Jingle Pot Road Nanaimo, BC V9T 5P5 250-751-8923 Disposal 73 Employees <a href="http://www.dbl DISPOSAL services.com">www.dbl DISPOSAL services.com</a></p>



## 4.0 DEVELOPMENT TRENDS & REAL ESTATE

### 4.1 Building Permits



Source: Nanaimo Economic Development, City of Nanaimo

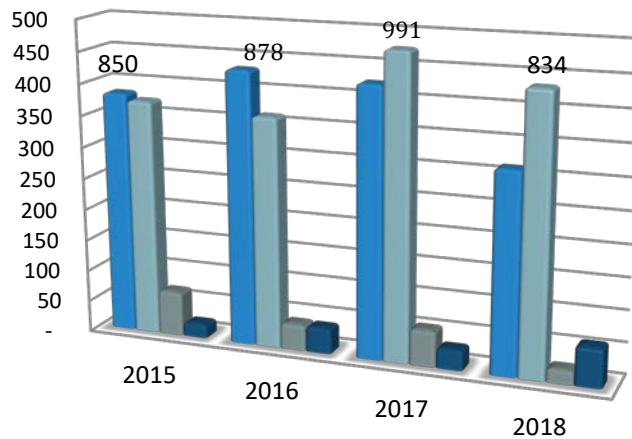
Building permit values remained above the \$200M mark in the last five years. In 2018, residential building permits accounted for 86% of the total building permit values, commercial permits accounted for 12%, followed by Public at 0.69%, Industrial at 0.56% and miscellaneous at 0.46%. 2019 started off as a year of exceptional building activity, \$255M worth of building permits were issued by end of May.

### 4.2 Housing Starts

Housing starts, like building permits, are a leading indicator of economic activity. Increases in housing starts are indicative of a strong or improving economy. While decreases may indicate economic activity is slowing.

In 2018, 834 housing units were built, 315 were single family dwellings and 519 were multi-family dwellings. Overall in 2018 there was a 16% drop in housing starts compared to 2017.

### Housing Starts by Type



	2015	2016	2017	2018
Single	384	433	425	315
Apt & Other	374	364	477	435
Row	70	41	57	22
Semi-Detached	22	40	32	62

Source: Canada Mortgage & Housing Corporation

### 4.3 Housing

There is a wide range of housing choices in Nanaimo, from waterfront estates to condos. Because of the mountainous terrain, many properties offer spectacular views and all residents have access to the waterfront from public access paths. Due to the areas recent population growth, much of the housing has been built within the past 25 years.

Single-detached homes make up the majority of housing in the area. As the city grows the mix of housing is changing, with a proportional decline in single family residences and an increase in multi-family housing types. In total, there were 39,165 dwelling units in the City of Nanaimo at the time of the 2016 Census.

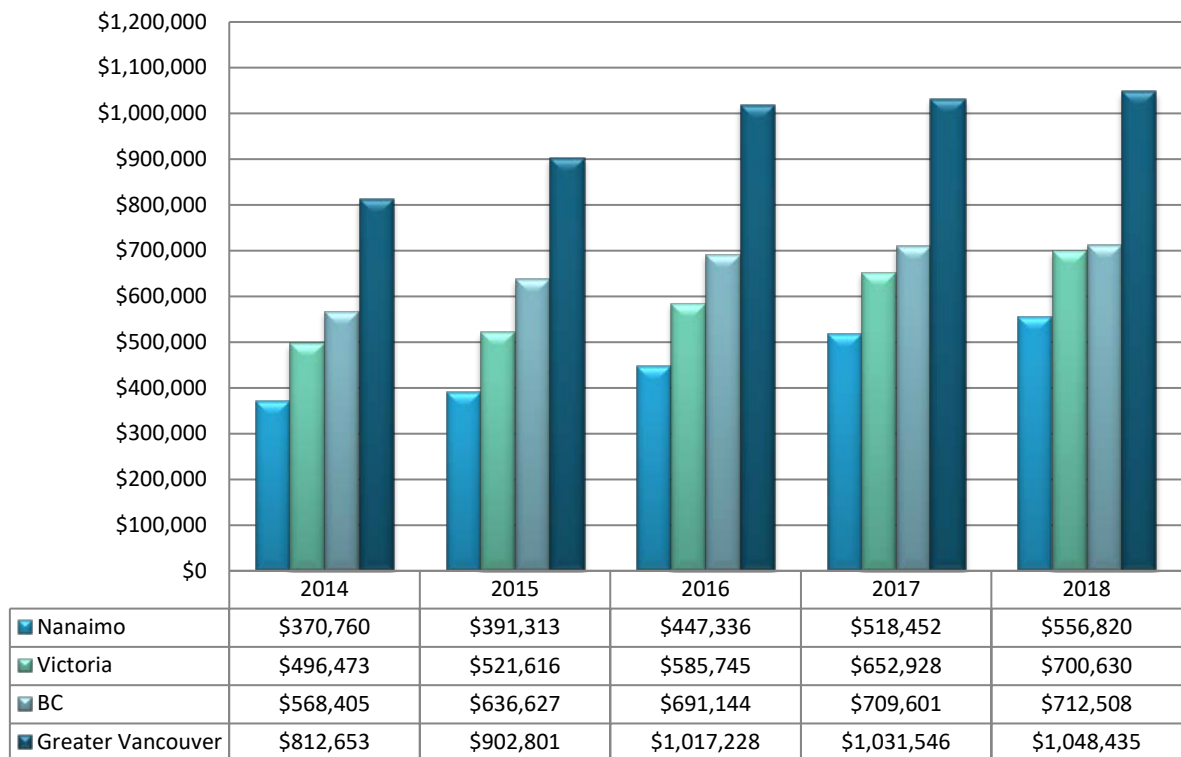
Despite the area's population growth, Nanaimo remains an affordable place to live. The average single family detached home in Nanaimo was \$556,820 in 2018. Housing in Nanaimo is considerably more affordable when compared to other near metropolitan areas such as Victoria and Greater Vancouver.

Real estate sales are handled by the Vancouver Island Real Estate Board (VIREB). There are approximately 340 real estate agents that serve the Nanaimo market. The Vancouver Island Real Estate Board also provides statistical information about the real estate market in Nanaimo and other communities on Vancouver Island.

Dwellings by Structure Type City of Nanaimo		
	2016	2018
<b>Houses</b>		
Single-detached house	21,245	21,791
Semi-detached house	1,910	1,990
Row house	1,880	1,991
<b>Apt, Building Low/High Rise</b>		
Apt Building 5+ stories	1,240	1,295
Apt Building <5 stories	7,210	7,506
Apartment or flat in a duplex (detached duplex)	4,785	5,341
<b>Other dwelling types</b>		
Other single-attached house	85	84
Movable Dwelling	810	826
<b>Total Households</b>	<b>39165</b>	<b>40824</b>

Source: Census, Environics Analytics

### Average House Price Single Family Detached House



source: BC Real Estate Association and Canadian Real Estate Association MLS statistics

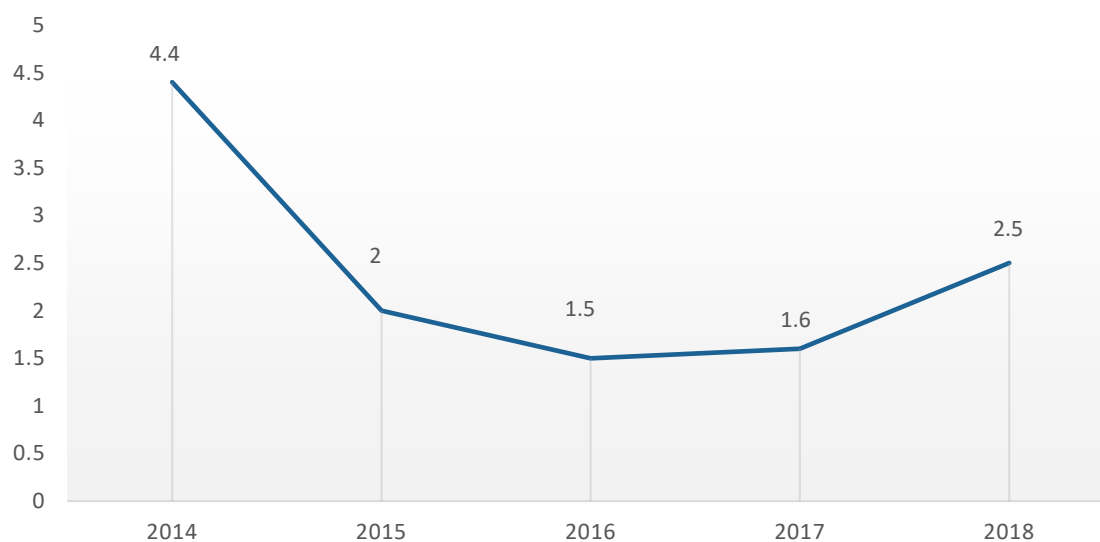
## Residential Rental Market

The 2016 Census indicated that 30.2% of Nanaimo residents rent the dwelling they live in, while 69.8% own their home.

Canada Mortgage and Housing Corporation (CMHC) conducted their annual rental market survey of Nanaimo in October 2018. The table on the following page profiles the average rents and vacancy rates for various types of rental accommodation in Nanaimo.

The number of total private apartment units available for rent increased between 2017 and 2018 bringing the vacancy rate to 2.5%.

### Nanaimo Rental Market Vacancy Rate



Source: Canada Mortgage and Housing Corporation



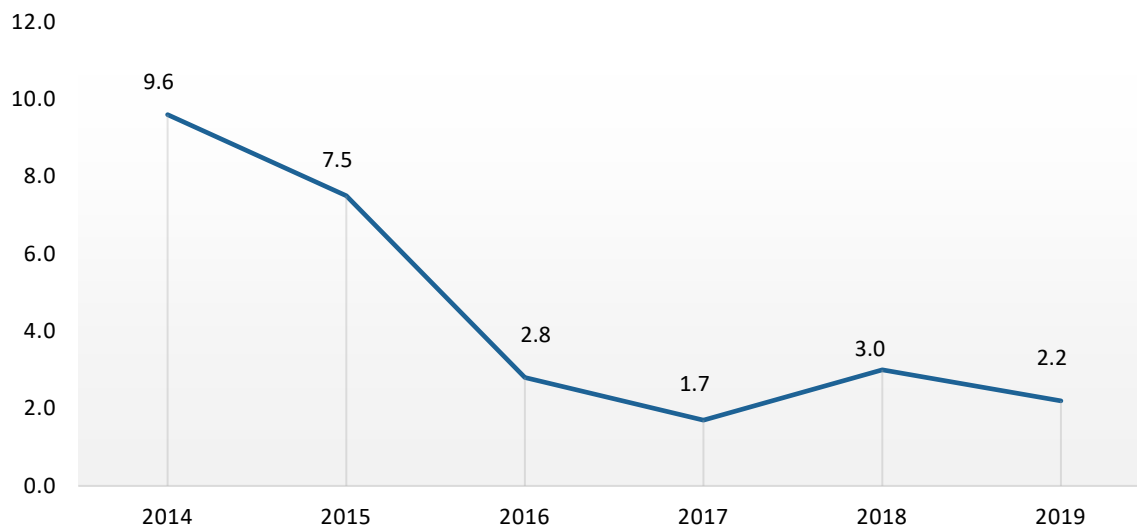
<b>Nanaimo Average Rents &amp; Vacancy Rates</b>						
<b>October 2018</b>						
<b>Private Apartments</b>	<b>Rent</b>		<b>Vac Rate</b>		<b>Units</b>	
	<b>2018</b>	<b>2017</b>	<b>2018</b>	<b>2017</b>	<b>2018</b>	<b>2017</b>
Bachelor	\$795	\$682	5.1%	4.5%	314	252
1 Bedroom	\$886	\$806	2.3%	1.5%	1,917	1,823
2 Bedroom	\$1,084	\$983	2.0%	0.9%	1,499	1,441
3+ Bedroom	\$1,265	\$1,158	4.1%	4.7%	123	121
<b>Total</b>	<b>\$966</b>	<b>\$875</b>	<b>2.5%</b>	<b>1.6%</b>	<b>3,853</b>	<b>3,637</b>

Source: Canada Mortgage and Housing Corporation

### Senior's Housing Market

The overall vacancy rate for standard space in senior's residences in the Nanaimo region was 3.0% in 2018, compared to 2.2% in 2019. Demand for seniors' housing was mainly supported by a growing senior's population. 216 new units were added to existing supply in 2018. Rising demand also led to average rent increases during this period.

### Nanaimo Region Seniors' Housing Rental Vacancy Rate



Source: Canada Mortgage and Housing Corporation

Seniors' Housing Average Rents & Vacancy Rates				
Independent Living Spaces				
Type	Average Rent		Vacancy Rate	
	2019	2018	2019	2018
Bachelor	\$2,502	\$1,588	2.4%	2.2%
1 Bedroom	\$3,019	\$2,815	2.2%	2.6%
2 Bedroom	\$4,075	\$3,564	2.1%	6.9%
<b>Total</b>	<b>\$3,038</b>	<b>\$2,710</b>	<b>2.2%</b>	<b>3.0%</b>

Source: Canada Mortgage and Housing Corporation

#### 4.4 Commercial Rental Market

Commercial rental rates in Nanaimo are significantly lower for each class of space compared with Vancouver and Victoria markets. The costs in the table below are based on weighted average gross rental rates asking per square foot gross.

Class	Nanaimo	Downtown Vancouver	Suburban Vancouver
<b>A</b>	\$34	\$54.50	\$35.18
<b>B</b>	\$24	\$45.30	\$28.21
<b>C</b>	\$18	\$35.89	\$22.06
<b>Average *</b>	<b>\$25</b>	<b>\$48.00</b>	<b>\$33.50</b>

\*Note Class AAA rates not included for any geographies  
(Source: Colliers International, NAI, Remax Commercial division)



## 4.5 Major Projects

2018 Major Projects - Value \$2 million or more (Building Permits Approved)		
Address	Description	Value of Construction
5085 Uplands Drive	Multi-family apartment building	\$ 8,884,558.00
91 Chapel Street	Six-storey mixed-use building	\$ 8,647,959.00
6975 Island Highway N.	Multi-family apartment building	\$ 7,500,000.00
6540 Metral Drive	Multi-family apartment building	\$ 7,413,791.00
20 Prideaux Street	Multi-family apartment building	\$ 6,000,000.00
6544 Metral Drive	Multi-family apartment building	\$ 5,211,078.00
525 Third Street	Three-storey mixed-use building	\$ 4,000,000.00
858 Georgia Avenue	Multi-family apartment building	\$ 3,631,218.00
2073 Boxwood Road	1-storey building for sales/service	\$ 3,345,000.00
440 Selby Street	Four-storey, 45-unit hotel	\$ 2,846,599.00
609 Bruce Avenue	3 commercial shell buildings	\$ 2,750,000.00
4950 Uplands Drive	1-storey building for retail use	\$ 2,600,000.00
6545 Portsmouth Road	3-storey shell commercial building	\$ 2,190,074.00
308 Hillcrest Avenue	2 three-storey fourplexes	\$ 2,096,113.00
5646 Linley Valley Drive	1 fourplex, 1 single residence, 1 triplex	\$ 2,000,000.00
2017 Major Projects - Value \$2 million or more		
Address	Description	Value of Construction
238 Franklyn Street	Five-storey mixed-use building	\$ 9,500,000.00
6025 Linley Valley Drive	Multi-family apartment building	\$ 6,108,223.00
867 Bruce Avenue	New Quality Foods Grocery Store	\$ 5,000,000.00
4600 Hammond Bay Road	5 new building and renovation of 2 existing	\$ 4,656,654.00
198 Holland Road	2-storey addition to school	\$ 4,451,883.00
5301 Williamson Road	2-storey building to existing school	\$ 4,350,000.00
1416 Bowen Road	25-unit multi-family townhouses	\$ 3,800,000.00
3690 Country Club Drive	36-unit multi-family townhouses	\$ 3,404,291.00
4595 Uplands Drive	1-storey building for retail use	\$ 3,038,490.00
2835 Departure Bay Road	6 three-storey townhouses	\$ 3,000,000.00
4931 Wellington Road	2-storey car dealership	\$ 2,855,260.00
244 Selby Street	Multi-family apartment building	\$ 2,300,000.00

Source: Nanaimo Economic Development, City of Nanaimo





## 5.0 TRANSPORTATION & LOGISTICS

Nanaimo is a transportation gateway and a central destination for Vancouver Island. Nanaimo has a comprehensive transportation network designed to support and promote the growth of existing businesses and to facilitate the establishment of new operations. Nanaimo has a modern and efficient transportation network, with an airport, seaplane terminal, Helijet service, two ferry terminals, highway system, and a public transit system. The average commute time from the outer boundaries of the city to downtown is 15 minutes.

The city is easily accessible to the mainland by ferry, air, and to other Vancouver Island destinations by road. Deep-sea shipping facilities are available through the Port of Nanaimo and Seaspans Ferries. Businesses have a range of options to access markets, customers and suppliers.

Distance to other major centres from Nanaimo		
Vancouver, BC	61 km	38 miles
Victoria, BC	113 km	70 miles
Campbell River, BC	153 km	95 miles
Seattle, Washington	217 km	135 miles
Calgary, Alberta	983 km	609 miles
Edmonton, Alberta	1,163 km	721 miles

### 5.1 Air Transportation

#### Airport

The Nanaimo Airport (YCD) has a 6,600 ft. runway capable of accommodating 737-700W aircraft. YCD's Instrument Landing System (ILS) allows the airport to be over 99% weather reliable. The Nanaimo Airport Authority is continuously making investments to improve the airport infrastructure, attract new carriers, new tenants and add new destinations. The airport is currently undergoing a \$15 million terminal expansion to be completed by the end of 2019. The Nanaimo Airport is serviced by Air Canada, WestJet and Island Express.

For additional information, please visit [www.nanaimoairport.com](http://www.nanaimoairport.com)



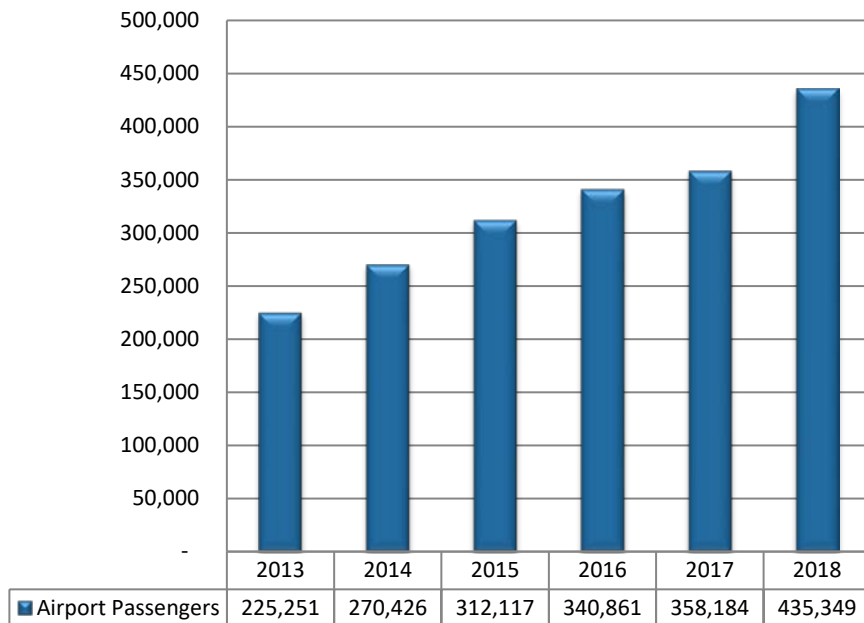
The Nanaimo Seaplane Terminal operated by the Nanaimo Port Authority, provides facilities for seaplane flights from downtown Nanaimo. Regularly scheduled flights to downtown Vancouver and Vancouver International Airport are available through Harbour Air, and Seair Seaplanes with a flight time of only 20 minutes. Harbour Air flies to nine destinations in British Columbia with frequent service between Nanaimo and the lower mainland. Sunshine Coast Air provides flight service between Nanaimo and Sechelt as well as Victoria.

Helijet provides 14 scheduled flights between 7am and 7pm on weekdays from the Nanaimo Cruiseship Welcome Centre to downtown Vancouver. Helijet is equipped to operate in daylight, after dark and in most inclement weather. For more info visit:

Harbour Air Seaplanes [www.harbourair.com](http://www.harbourair.com)  
Sunshine Coast Air [www.sunshinecoastair.com](http://www.sunshinecoastair.com)

Seair Seaplanes [www.seairseaplanes.com](http://www.seairseaplanes.com)  
Helijet [www.helijet.com](http://www.helijet.com)

### Nanaimo Airport Passengers



Source: Nanaimo Airport

## 5.2 Marine Transportation

### Nanaimo Port Authority

Nanaimo is Vancouver Island's largest commercial port, with four berths and over 21ha (88 acres) of paved storage space, covered warehousing space and barge loading facilities. Nanaimo offers deep sea ship anchorages and a 104 metric tonne capacity crane. Located 36 nautical miles west of Vancouver and centrally located on Vancouver Island, the Nanaimo Port Authority is the region's most convenient load centre port. In 2018, 5.3 metric tonnes of cargo volume and 6.1 million passengers moved through the Port Authority. A new BC Vehicle Processing Centre, an investment totalling \$19 million was completed in 2019. This terminal is the initial offloading and detailing centre for European automobiles that are shipped to dealerships across Western Canada.

### Seaspan

Seaspan, located at Duke Point, offers regular roll-on/roll-off barge service between Nanaimo and Vancouver. For further information on schedules and rates please visit [www.seaspan.com](http://www.seaspan.com).

### Cruise Ship Terminal

In 2011, the Nanaimo Port Authority opened a new \$25 million floating cruise ship terminal and Welcome Centre. The Nanaimo Port Authority is working with the cruise lines to welcome more cruise ships annually to Nanaimo. For more information, please visit [www.npa.ca](http://www.npa.ca).

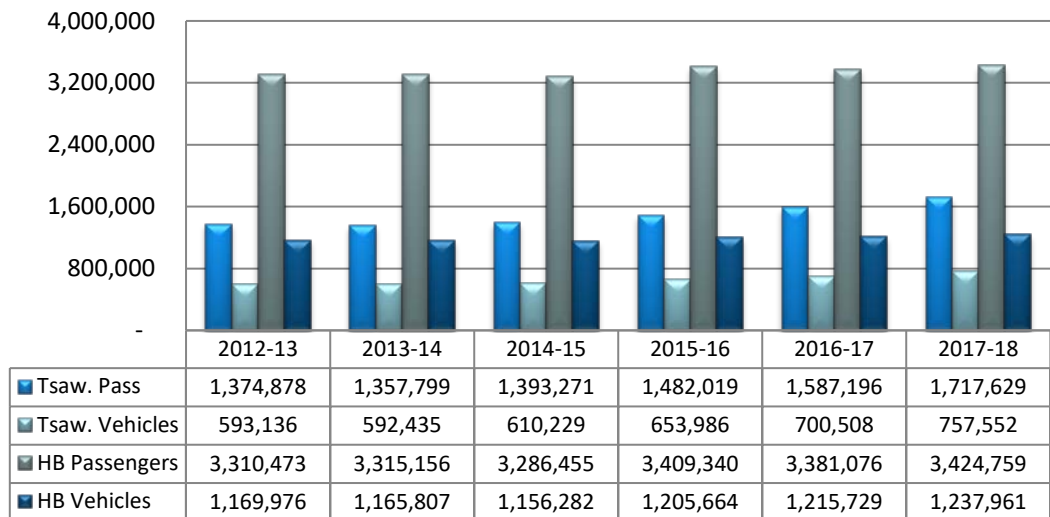
## BC Ferries

Regularly scheduled ferry service is available between Nanaimo and Vancouver from two terminal locations. There are 16 scheduled sailings daily. The ferries are capable of carrying approximately 370 vehicles (including trucks and commercial vehicles) and over 1,650 passengers. In 2017-18, more than 5.1 million passengers and 1.99 million vehicles travelled between Nanaimo and Vancouver. (BC Ferries fiscal year runs from April 1 to March 31<sup>st</sup> of each year). For further information visit [www.bcferrries.com](http://www.bcferrries.com).



### Total BC Ferry Traffic Nanaimo/Vancouver

Fiscal year April 1-March 31st



Source: BC Ferries

## 5.3 Road Transportation

### Public Transit

Nanaimo Regional Transit is the first transit system in B.C. to make the switch to compressed natural gas (CNG). CNG burns cleaner than diesel, and engines running on natural gas operate much quieter. The RDN Transit System provides both regular transit (conventional transit) and handyDART (custom transit) service. RDN Transit is an integrated system with service in urban centres and rural areas, providing dedicated connections to shopping, educational and recreational facilities.

Public transit is provided by the Nanaimo Regional Transit System with service between 6:40 am and 11:00 pm. Buses run every 15 minutes during peak hours on core runs, and every half an hour during off-peak times. For more information visit [www.rdn.bc.ca](http://www.rdn.bc.ca).

## 6.0 TELECOMMUNICATIONS

The City of Nanaimo is well served by the national and local telecommunication providers. High speed and high capacity voice and data services are available connecting customers worldwide. Nanaimo is serviced by multiple data cables leading off the island, and thereby ensuring that your business connections are reliable and always available.

Telus, Bell, Shaw and Allstream all provide a full suite of services in Nanaimo. Each of these national companies can meet all of your voice and data requirements. In addition to these established organizations, you will find many smaller competitive companies that can also provide similar services for your business.

High speed internet connectivity is available throughout the city. The downtown area of Nanaimo is exceptionally well serviced. Gigabit internet speed is available from multiple providers and 4G/LTE wireless speeds are available from both national networks. All city facilities offer free Wi-Fi. Nanaimo is a 911 service area. This emergency service is available through all wireline and wireless telephone providers.

### Telus

Telus operates a comprehensive network of copper and fibre optic lines throughout the city to serve residential and business customers. In addition, they provide cellular coverage of the city through a network of tower sites that support the latest 3G (HSPA) wireless communication speeds. Telus provides full voice and data services from its office located in downtown Nanaimo at 400 Fitzwilliam Street. Voice service rates range from single business line to full PBX with PRI connections. Internet connectivity is provided for residential, SMB (Small, Medium size Businesses) and large organizations with ADSL and dedicated high-speed internet lines. For additional information, contact Telus at 1-888-811-2828.

### Shaw

Shaw has become a significant provider of voice and data services and they provide this full service in Nanaimo. They have complete coverage of the city with their co-axial and fibre optic cabling network. They also have a full service state-of-the-art production facility in Nanaimo. Shaw provides internet and telephone service to residential customers and SMBs. Additional information about these and other services can be obtained directly from Shaw at 250-760-1999.

### Allstream

Allstream provides limited services in Nanaimo, focused primarily on data communications and support services. They will provide internet connectivity for your business, as well as service for your telephone and data processing equipment. For more information, contact Allstream at 1-888-288-2273.

### Bell

Bell provides full data and voice communications services in Nanaimo, focusing primarily in the downtown core. They can provide for your fully wireline and wireless voice needs, and share the 3G high-speed wireless service with Telus. For more information about Bell's services, contact Bell at 1-800-561-0934.

### Rogers

Rogers Communications is a leading provider of Wireless service in Nanaimo. They are supported through their retail outlets and business customer service agents. For more information, contact Rogers at 1-800-980-5464.

## 7.0 BUSINESS CLIMATE

### 7.1 Municipal Tax Rates

Overall tax rates in Nanaimo are lower than similar sized cities such as Prince George and Kamloops. For residential class, Nanaimo's tax rates are below Prince George and Kamloops. Major and light industrial tax rates are significantly lower in Nanaimo than both Kamloops and Prince George.

	Nanaimo			Kamloops			Prince George		
	2016	2017	2018	2016	2017	2018	2016	2017	2018
<b>Residential</b>	9.1	8.1	6.9	8.7	8.5	7.7	12.0	11.5	10.8
<b>Utilities</b>	67.5	64.6	57.3	56.9	56.9	56.4	60.0	61.4	60.3
<b>Supportive Housing</b>	7.0	6.3	5.4	6.4	6.5	5.8	9.2	9.0	8.5
<b>Major Industry</b>	20.8	19.4	18.1	82.7	81.6	78.6	52.2	53.6	58.9
<b>Light Industry</b>	23.7	21.9	20.0	30.0	28.9	26.8	36.3	36.7	35.0
<b>Business/other</b>	23.0	21.3	19.4	21.6	20.7	19.3	25.0	25.0	23.6
<b>Managed Forest Land</b>	29.5	26.2	23.5	21.3	21.3	20.9	13.6	13.2	12.6
<b>Recreation/non profit</b>	14.3	13.4	12.9	16.8	17.7	17.6	12.3	11.7	10.7
<b>Farm</b>	4.8	4.7	4.8	21.3	21.3	21.6	10.0	10.2	10.2
<b>Total</b>	<b>199.7</b>	<b>186.1</b>	<b>168.2</b>	<b>265.6</b>	<b>263.2</b>	<b>254.6</b>	<b>230.6</b>	<b>232.2</b>	<b>230.7</b>

Source: City of Nanaimo, City of Kamloops, City of Prince George

Note: Tax rates are per \$1,000 of assessed value

### 7.2 Development Services

The City of Nanaimo's Official Community Plan (OCP) provides direction on land use and development within the city boundaries. A complete copy of the OCP is available on the city's website at [www.nanaimo.ca](http://www.nanaimo.ca). The city charges fees to offset the cost of processing development applications, and to recover a portion of the costs of a new development. A number of development review processes are required by the city including: Development Permits, Building Permits, Development Variance Permits, Business Licenses and Land Use Changes, such as rezoning. Any proposed land use or development must be consistent with its OCP designation and meet zoning and other city bylaw and safety requirements. For more information visit [www.nanaimo.ca](http://www.nanaimo.ca).

All businesses operating in the city are required to have a valid business license. For most business types the business license fee is \$165 per annum. For more information, visit the Business Licensing section at [www.nanaimo.ca](http://www.nanaimo.ca).

### 7.3 Development Cost Charges (DCCs)

Categories	SFD	Small Lot SFD	Multifamily Dwelling	Commercial/ Institutional	Industrial	Mobile Home	Camp Ground
	\$ per lot	\$ per lot	\$ per m2 of GFA*	\$ per m2 of GFA*	\$ per m2 of GFA*	\$ per unit	\$ per unit
Sanitary Sewer	\$1,787.04	\$1,250.93	\$10.77	\$10.22	\$2.61	\$1,098.28	\$279.22
Drainage	75.94	56.2	**0.38	**0.38	**0.38	49.36	15.19
Water Distribution	306.34	214.44	1.85	1.75	0.45	188.27	47.87
Water Supply	5,619.55	3,933.69	33.86	32.14	8.2	3,453.68	878.06
Parks	1,249.32	874.52	7.53	-	-	767.81	195.21
Roads	5,824.08	4,076.86	35.09	33.31	8.49	3,579.38	922.15
City Total	\$14,862.27	\$10,406.64	\$89.10	\$77.42	\$19.75	\$9,136.78	\$2,337.70
RDN Sanitary+	2,951.37	2,951.37	17.4	17.66	4.5	1,748.81	482.21
<b>TOTAL</b>	<b>\$17,813.64</b>	<b>\$13,358.01</b>	<b>\$106.50</b>	<b>\$95.08</b>	<b>\$24.25</b>	<b>\$10,885.59</b>	<b>\$2,819.91</b>

\* Gross Floor Area

\*\* Drainage DCCs will be charged per m<sup>2</sup> of lot coverage (m<sup>2</sup> of first floor)

\*\*\* Row-housing lot or a residential lot < 370m<sup>2</sup>

+ Consult with City staff regarding the RDN DCC boundary

Source: Nanaimo Economic Development, City of Nanaimo

### 7.4 Financial Tax Incentives

The City of Nanaimo provides incentives for development under a number of tax exemption and grant funding programs.

**Downtown Revitalization Tax Exemption Program** – Designed to expand the downtown housing stock and commercial developments.

**Hotel Motel Revitalization Tax Exemption Program** – Designed to encourage the development and redevelopment of hotels and motels to improve the inventory of quality accommodation within the City of Nanaimo.

**Heritage Building Tax Exemption Program** – To encourage new downtown residential units in existing heritage buildings and to preserve heritage buildings in the downtown core.

**Heritage Facade Improvement Grant Program** – To encourage the rehabilitation and enhancement of heritage buildings in the downtown core.

**Heritage Home Grant Program**- To encourage homeowners of heritage buildings to fix up and maintain historic homes.

For further information on these grant programs visit [www.investnanaimo.com](http://www.investnanaimo.com).

## 8.0 UTILITIES

### 8.1 Electricity & Natural Gas

BC Hydro, a crown corporation, operates 31 hydroelectric facilities and three thermal generating plants, totaling 12,000 megawatts (MW) of installed generating capacity. BC Hydro has a network of over 18,500 kilometres of transmission lines and 57,648 kilometres of distribution lines. This network also includes approximately 300 substations, 900,000 utility poles and 325,000 individual transformers. The system connects with other transmission systems in Alberta and Washington State to improve the overall reliability of the system.

Fortis BC provides electricity, natural gas, propane, and integrated energy solutions such as geothermal and district energy. As an integrated energy solutions provider, FortisBC owns and operates four regulated hydroelectric generating plants, approximately 7,000 kilometres of transmission and distribution power lines and approximately 47,000 kilometres of natural gas transmission and distribution pipelines.

For electricity and natural gas rates visit:

BC Hydro [www.bchydro.com](http://www.bchydro.com)

FortisBC [www.fortisbc.com](http://www.fortisbc.com)

### 8.2 Water & Sewer

#### Drinking Water

The City of Nanaimo's drinking water supply is from a protected community watershed, consisting of over 200 square kilometers of private managed forest land. The city owns and operates two dams within the watershed, to impound enough water to ensure a sustainable supply for drinking, firefighting and environmental needs in the river. From the watershed, two major supply pipelines convey water to the South Fork Water Treatment Plant. The Water Treatment Plant, new in 2016, filters and conditions the water and produces an exceptionally clear drinking water. Drinking water is distributed to city residents via over 600km of piping.

#### Wastewater

The City of Nanaimo operates the sewer collection system within city limits, discharging to large interceptor sewers that run the length of the foreshore. The Regional District of Nanaimo owns and operates the Greater Nanaimo Pollution Control Centre – the wastewater treatment plant is currently undergoing an \$80 million upgrade to comply with new regulations.

For information about sewer or water levies, contact the City of Nanaimo Finance Department at 250-754-4251.

### 8.3 Waste Management

The City of Nanaimo provides weekly curbside collection of garbage, recycling and kitchen/yard waste organic matter. The service uses standardized carts and automated collection vehicles to 28,000 residential addresses. City garbage services are not extended to businesses. Businesses contract garbage and recycling collection and disposal to private operators. The Regional District of Nanaimo operates a landfill and is responsible for the regional Solid Waste Management Plan – targeting zero waste. The Nanaimo region is a national leader in waste reduction.



## 9.0 COMMUNITY SERVICES AND QUALITY OF LIFE

### 9.1 Government

#### 9.1.1 Municipal Council

The City of Nanaimo is led by Mayor Leonard Krog and eight Council members. Municipal elections are held every four years, with the next election to be held in October 2022. City departments include Engineering and Public Works, Corporate Services (IT & Finance), Community Development, Parks & Recreation, Community Safety and Legislative Services.

For additional information on City Hall, please visit [www.nanaimo.ca](http://www.nanaimo.ca) or call (250)754-4251.

#### City of Nanaimo

Title	Name
Mayor	Leonard Krog
Councillors	Sheryl Armstrong
	Don Bonner
	Tyler Brown
	Ben Geselbracht
	Erin Hemmens
	Zeni Maartman
	Ian Thorpe
	Jim Turley

#### Regional District of Nanaimo

Directors	Municipality/Electoral Area
Ian Thorpe	City of Nanaimo
Bob Rogers	Electoral Area E
Stuart McLean	Electoral Area H
Keith Wilson	Electoral Area A
Vanessa Craig	Electoral Area B
Maureen Young	Electoral Area C
Leanne Salter	Electoral Area F
Clarke Gourlay	Electoral Area G
Leonard Krog	City of Nanaimo
Sheryl Armstrong	City of Nanaimo
Don Bonner	City of Nanaimo
Tyler Brown	City of Nanaimo
Ben Geselbracht	City of Nanaimo
Erin Hemmens	City of Nanaimo
Jim Turley	City of Nanaimo
Ed Mayne	City of Parksville
Adam Fras	City of Parksville
Mark Swain	District of Lantzville
Teunis Westbroek	Town of Qualicum Beach

#### 9.1.2 Provincial Government

Premier	
Name	John Horgan
Party Affiliation	NDP
Elected	May 29, 2017
Members of the Legislative Assembly	
Electoral District	Nanaimo
MLA	Sheila Malcolmson
Party Affiliation	NDP

#### 9.1.3 Federal Government

Prime Minister	
Name	Justin Trudeau
Party Affiliation	Liberal
Elected	November 4, 2015
Ministers of Parliament	
Riding Name	Nanaimo Ladysmith
MP	Paul Manly
Party Affiliation	Green

## 9.2 Climate

Nanaimo has moderate climate, with over 1,800 hours of bright sunshine each year. During the summer, the average daily high is 21°C (70°F), and during the winter months daily temperatures normally remain above the freezing level.

AVERAGE*	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Temperature (°C)	3.5	4.3	6.3	9	12.5	15.6	18.1	18.2	14.9	9.9	5.6	3.1
Rainfall (mm)	167.8	115.2	106.9	67.2	54.2	43.4	25.4	28.4	35.8	101.2	186.5	166.1
Snowfall (cm)	21	10.9	6.2	0.2	0.1	0	0	0	0	1.2	10.7	18.4

Source: Environment Canada

## 9.3 Communications & Media

### 9.3.1 Local Radio & TV Stations

Nanaimo is serviced by six local radio stations (see below), which offer a variety of different genres of music and talk programming for their listeners. Nanaimo is serviced by three television stations, Shaw TV, Chek News and CTV offering programs and up-to-date news airing at numerous times throughout the day.

102.3 FM The Wave

106.9 FM The Wolf

88.5 FM The Beach

99.9 FM The Lounge

For more information, visit [www.islandradio.ca](http://www.islandradio.ca)

101.7 FM CHLY

For more information, visit [www.chly.ca](http://www.chly.ca)

91.7 Coast FM

For more information visit [www.mycoastbiw.com](http://www.mycoastbiw.com)

### 9.3.2 Newspapers

The Nanaimo News Bulletin is the city's printed newspaper. They provide print and online issues. For more information, visit [www.nanaimobulletin.com](http://www.nanaimobulletin.com).

### 9.3.3 News Websites

Nanaimo has an online local news source called NanaimoNewsNOW. For more information, visit [www.nanaimonewsnow.com](http://www.nanaimonewsnow.com).

### 9.3.4 City Living

Nanaimo is the fifth largest urban centre in British Columbia. Nestled between the mountains and the ocean Nanaimo offers an enviable lifestyle and first-rate infrastructure with all the urban amenities. Nanaimo is a classic West Coast community offering natural beauty at every turn, and vast recreation potential.

### 9.3.5 Recreation

Nanaimo offers a variety of recreational activities. Nanaimo boasts over 200 parks, 63 playgrounds, four public beaches, 20 picnic areas, three pools, four indoor ice rinks and three golf courses. Residents can enjoy a leisurely stroll along the waterfront sea wall, or a vigorous hike up Mount Benson. The City of Nanaimo's Parks and Recreation Department provides a comprehensive year-round program of activities for residents of all ages and interests.



Newcastle Island (Saysutshun) is a charming provincial park just off the shores of downtown Nanaimo. It is a popular summertime picnic and camping area. Buttertubs Marsh, in the heart of the city, is a wonderful place to view waterfowl and learn about our delicate ecosystem. Neck Point Park is a 14.5 hectare oceanfront park known for its views and natural features. The park has a vast trail system of varying lengths and difficulty and offers a number of amenities including picnic areas, viewpoints and lookouts. The Linley Valley Park is a 182.2ha (450.23 acres) undeveloped park recently acquired by the City of Nanaimo. The Linley Valley contains many old growth trees, open meadows and wetlands. Residents enjoy the informal walking trails, the beautiful scenery and the abundance of wildlife.

During the late fall and early winter months, Nanaimo becomes home to thousands of Stellar and California sea lions and bald eagles grace our skies throughout the year.

Outdoor adventures include paddling, hiking, biking, golfing, and bungee jumping. Those ocean waters are the source of many activities, including sailing, fishing, and kayaking. Spend the day paddling around Newcastle Island, or get out on a charter to become the next great angler. Take your adventure to new depths on a snorkelling or scuba diving expedition. Beaches at local ocean parks such as Piper's Lagoon, Departure Bay, Neck Point, and Swy-A-Lana Lagoon, offer a myriad of opportunities for swimming, windsurfing, and snorkelling, complete with incredible sea life just below the surface.



Sea life abounds in the cold, clear ocean that surrounds Nanaimo, making it the ideal destination for scuba diving. Jacques Cousteau considered these waters "the best temperate diving in the world, second

to only the Red Sea.” Nanaimo is home to three fascinating wreck dives. In 1997 The HMCS Saskatchewan, a 366-foot navy destroyer, was sunk off the shores of Nanaimo to create an artificial diving reef. The Saskatchewan was joined on the ocean floor by the HMCS Cape Breton, a retired Canadian Supply Ship, now recognized as the World’s Largest Artificial Upright Reef. In February of 2005, the Nanaimo Dive Association sank a third vessel, the RivTow Lion, a retired deep sea rescue tug. The Rivtow rests at a manageable depth of about 50 feet in Departure Bay, making it a great dive for beginners seeking some experience before plunging down deeper to the Cape Breton or Saskatchewan.



### 9.3.6 Shopping

Shopping in Nanaimo gives you the best of all worlds, from major big name retailers to funky one-of-a-kind shops and boutiques. Nanaimo boasts more than a dozen indoor and outdoor malls. Nanaimo, the island’s “shopping mecca” offers major brand name retailers in Woodgrove Centre (the largest shopping centre on Vancouver Island), Port Place Shopping Centre, Country Club Centre and Nanaimo North Town Centre. Downtown Nanaimo features three distinct shopping districts: The Arts District in the city core, the Old City Quarter up the hill, and the Waterfront District along the Harbourfront Walkway, each offering distinctive shops and services.



### 9.3.7 Dining Out

The widest selection of Nanaimo restaurants can be found in the downtown core. Some kitchens are geared toward the nightlife, combining a stylish urban atmosphere with fancy drink menus, while others are situated in character Victorian-style homes, and serve the finest in high-end international cuisine. Nanaimo also has 4 floating restaurants. Other parts of the city, like mid-town, and the north end, also have a great variety of cafes, restaurant chains, classic diners, pubs, and fast food outlets.

Nanaimo is known as the home of the Nanaimo Bar, a Canadian classic with rich chocolate, filling and a nut and coconut base. Our iconic dessert can be sampled in traditional form, with variation and even as cocktails and coffees.



Taste craft brew at its finest in Nanaimo at the Longwood, White Sails or Wolf Breweries. Stay local or venture along the Nanaimo & Comox BC Ale Trail or the Cowichan, Nanaimo & Parksville Qualicum trail to sample brews at three breweries in Nanaimo as well as at their neighbours on Vancouver Island.

### 9.3.8 Culture & Entertainment

Nanaimo has a growing community of musicians, dance companies, museums, artists, as well as several active community theatre groups and a symphony orchestra. Residents enjoy a variety of entertainment throughout the year.

### 9.3.9 Festivals & Events

Nanaimo is famous for its love of quirky fun, which truly kicked off in 1967 when a former mayor of Nanaimo famously donned a pirate costume, raised his sword and launched Nanaimo's first annual Bathtub Race. "Tubbers" and visitors from around the world have been coming to Nanaimo for more than 40 years to take part in this now world famous festival and race.

Bathtub Races is just one of our many festivals and events in Nanaimo. Check the Tourism Nanaimo calendar of events for exciting events, everything from wine and food festivals to the Diwali Festival of Lights, the Nanaimo Pumpkin Festival and more.

For further information visit [www.tourismnanaimo.com](http://www.tourismnanaimo.com)

### 9.3.10 Downtown

In the city centre, a wide variety of art galleries and music venues share the street with bookstores, hip cafes, and fine boutiques. The city is full of heritage buildings and Nanaimo museums are packed with artifacts from the city's coal mining era, and First Nations communities. Historical sites include the

Hudson's Bay Company Bastion, the Great National Land Building, and dozens of old storefronts and bars along Victoria Crescent and Commercial Street.

There are several downtown Nanaimo art galleries, including a renovated heritage building, that provide inspirational space to display the paintings, pottery, glass sculptures and other extraordinary works of many Canadian artists. Within the Region, you'll also find quaint home studios and even a few studio tours in which you can self-guide your way through the arts!



Dozens of lively nightspots and performance spaces throughout the city offer a good time whether you're here for a weekend party, or looking for some evening entertainment. Many live music acts perform at downtown Nanaimo bars in the Commercial Street/Victoria Crescent area. Diana Krall Plaza, the courtyard between the Port Theatre and the library is often used for street performances and during downtown festivals and events.

The performing arts offer a rich source of cultural entertainment in Nanaimo. The Port Theatre is the largest venue, holding more than 250 performances a year, attracting over 100,000 fans of music, theatre, literature and dance. Nanaimo also has a professional theatre company called TheatreOne and the Nanaimo Theatre Group, an award-winning community-based company. International jazz greats Diana Krall and Ingrid Jensen are both former Nanaimo music students.



### 9.3.11 Meetings & Conventions

Just steps away from the scenic Nanaimo Harbour in the heart of a walkable downtown, the Vancouver Island Conference Centre is Vancouver Island's finest full-service convention centre. Since opening in 2008, our award-winning Nanaimo conference venue has been recognized for exceptional service, building design, sustainability and high-tech innovation. This new 38,000-sq.ft. conference space is BC's

venue of choice for small and mid-sized meetings, conferences, tradeshows and weddings for up to 1,300.

### 9.3.12 Visitor Services

The City of Nanaimo Visitor Information Centre is located at 2450 Northfield Road, on Highway 19 at the Northfield exit. The friendly staff will provide you with personalized visitor information, friendly service and professional advice.

### 9.3.13 Library

Nanaimo has three branches of the Vancouver Island Regional Library. The Central Reference Service is also located in the Nanaimo Harbourfront branch. About one-million books, magazines, videos, cassettes, newspapers and other material are available in the branches or through inter-branch request service. Each branch also offers access to the Internet and other electronic information sources. [www.virl.bc.ca](http://www.virl.bc.ca)

## 9.4 Health & Safety

### 9.4.1 Healthcare

The Nanaimo Regional General Hospital (NRGH) is a regional referral hospital with a fully modern 409 bed facility. Services include surgery, maternity, pediatrics, intensive care, rehabilitation, psychiatry and extended care. Outpatient services include radiology, laboratory diagnostics, diabetes education centre, the Nanaimo Cancer Centre, pacemaker clinic, among others. NRGH's existing building is 35,550 m<sup>2</sup> with a planned expansion to 54,390 m<sup>2</sup> by 2021, this is an increase of 35% in capacity to meet required demand. This expansion will be done in 6 phases.

The hospital is served by approximately 435 doctors (153 General Practitioners, 126 Medical Specialists and 156 Other Health Practitioners) from around the area. The catchment area for NRGH is the central and north island, which represents approximately 300,000 people.

For more information about NRGH, please contact: Nanaimo Regional General Hospital (250) 754-2141 or [www.viha.ca](http://www.viha.ca).

Nanaimo Medical Clinics		
Anchor Family Medicine 1450 Waddington Road (250) 754-5545	Brickyard Clinic 6010 Brickyard Road (250) 390-5200	Caledonia Clinic Ltd 340 Campbell Street (250) 753-3202
Lexitor Medical Clinic 102-1847 Dufferin Cres. (250) 753-6646	Medical Arts Centre 103-650 Terminal (250) 753-3431	Mount Benson Medical 106-1825 Bowen Road (250)753-3334
Women's Vita Medical 102-1621 Dufferin Cres. (250) 591-9812	Family Practice Clinic 2778 104 <sup>th</sup> street (250) 758-1711	Wellington Medical Clinic 3200 Island Hwy Nanaimo (250) 753-9111
Townsite Medical Clinic 512 Campbell Street 250-453-5665	Pacific Station Medical 104-5160 Dublin Way (250) 585-4290	North Nanaimo Medical 195-4750 Rutherford Road 250-585-7100
Medicine Cabinet Medical 2-3188 Barons Rd (250) 751-7850	Seafeld Surgical Centre 6-1179 Seafeld Crescent (250) 741-0200	

## 9.4.2 Public Safety

Policing services are provided by the Royal Canadian Mounted Police (R.C.M.P.). There are approximately 186 R.C.M.P. officers serving the Nanaimo area of which 142 positions are funded by the City of Nanaimo.

## 9.4.3 Fire Protection and Ambulance Services

Fire protection is provided by the City of Nanaimo Fire Department from five fire stations located around the city. There are 81 full-time firefighters and 37 paid on-call firefighters. There are two ambulance stations in Nanaimo.

## 9.5 Education

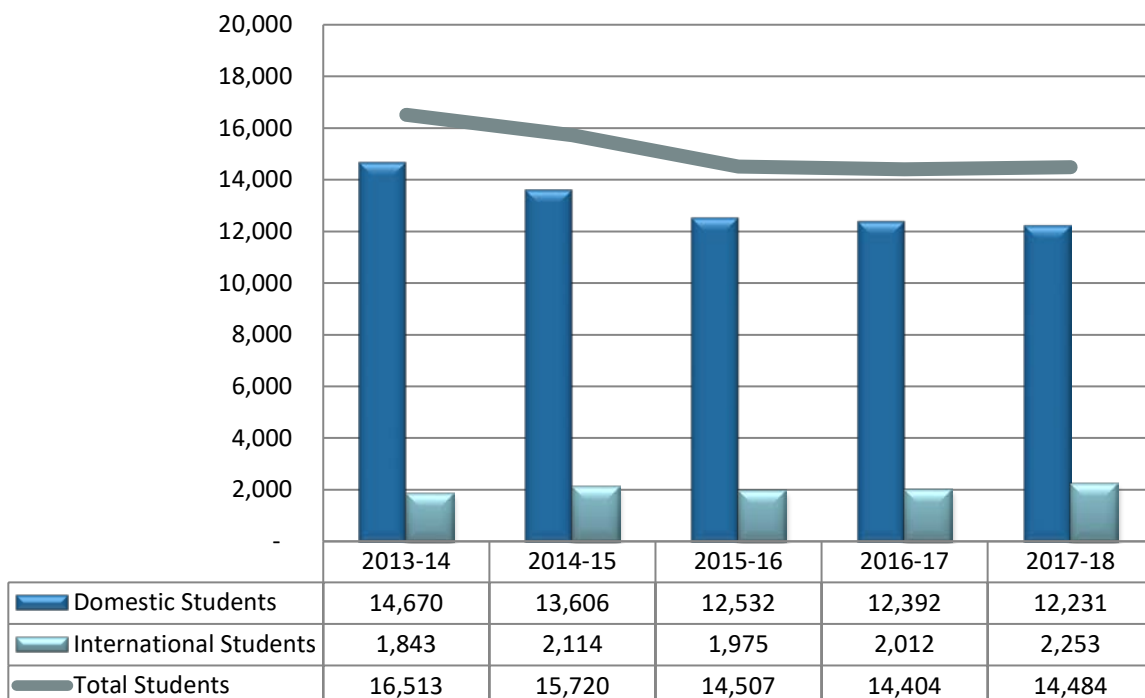
### 9.5.1 Post-Secondary Education

#### Vancouver Island University

Vancouver Island University (VIU) offers a diverse, comprehensive range of post-secondary programming that includes access to programs through web-based and on-line instruction, as well as certificates, diplomas, degrees and masters program all designed to meet the diverse needs of the region. The programs provide training in academic, vocational, and technical fields and range from basic literacy to university degrees. Bachelor Degrees are offered in virtually every discipline and Master's degrees are offered in Business Administration, Education in Educational Leadership, Education in Special Education and Arts in Sustainable Leisure Management. VIU has a main campus in Nanaimo and three other campuses in Cowichan, Parksville/Qualicum and Powell River.

Vancouver Island University has seen consistent growth in enrolment of international students. Domestic Student enrolment has been declining slightly over the last few years. VIU graduates are a constant source of talent for area employers.

**VIU Student Enrolment by Academic Year**



Source: Vancouver Island University





### **Discovery Community College**

Discovery is a professional private college located in Campbell River on Vancouver Island, with satellite campuses in Nanaimo, Port Alberni, Cumberland and Qualicum. Discovery is registered with and fully accredited by the Private Career Training Institutions Agency of British Columbia, formally PPSEC, since 1996. Since its inception in 1989, Discovery has provided programs that meet the needs of the current labour market.

**Undergraduate Programs Offered:** Certificate and Diploma Programs offered in Residential/Home Care Attendant, Community Support Worker, Dental Assistant, Medical and Dental Office Series, Practical Nurse Access, Business Management Series, Medical and Dental Office Series, Construction-Forming and Framing, Construction Interior Finishing & Renovations, Carpentry Level II.

**Graduate Programs Offered:** N/A  
[www.discoverycommunitycollege.com](http://www.discoverycommunitycollege.com)

### **Sprott-Shaw Community College**

Sprott-Shaw was established in 1903, with a new state-of-the-art campus opened in 1998 located in the heart of Nanaimo. Known as a premiere Canadian career college in Nanaimo and British Columbia, Sprott-Shaw provides a friendly rewarding learning environment, in one convenient location, with all the services and amenities you would expect from larger college campuses.

**Undergraduate Programs Offered:** Degree Programs include Business Administration, Pre-Master of Business Administration, and Adv. Diploma in Business Administration. Diploma & Certificate Programs include studies in Business, Health Sciences & Social Development, Trades & Applied Technology, International Studies and Accelerated Programs in Business Management and E-Commerce.

**Graduate Programs Offered:** N/A  
[www.sprottshaw.com](http://www.sprottshaw.com)

## Tamagawa Nanaimo

Tamagawa Nanaimo is the non-profit satellite facility of Tamagawa Gakuen, a highly esteemed and private K-12 Academy and University located in Tokyo, Japan. Modeled on the original Tamagawa philosophy of “Zenjin” (“whole-person”) education, Tamagawa Nanaimo is a privately-owned campus that supports all educational endeavors and pursuits, whether from the local populace or international communities, Tamagawa’s doors are always open. Located on a stunning 84 acres in south Nanaimo, it is also a retreat centre for seminars, private events, team projects and group retreats.

[www.tamagawa.ca](http://www.tamagawa.ca)

## Academy of Learning

The Academy of Learning, a Career and Business College offers career training that prepares students for the workplace immediately. Their presence is global and they have programs that allow students the flexibility to educate themselves in their own time according to their convenience. The Academy of Learning is associated with several prestigious universities and institutions to bring the finest quality education to its students.

[www.academyoflearning.com](http://www.academyoflearning.com)

### 9.5.2 Research

Vancouver Island University has 156 faculty members who hold PhD’s in a variety of disciplines, providing a pool of expertise for the community. Below is a list of Research Centres, Institutes and Facilities available through VIU.

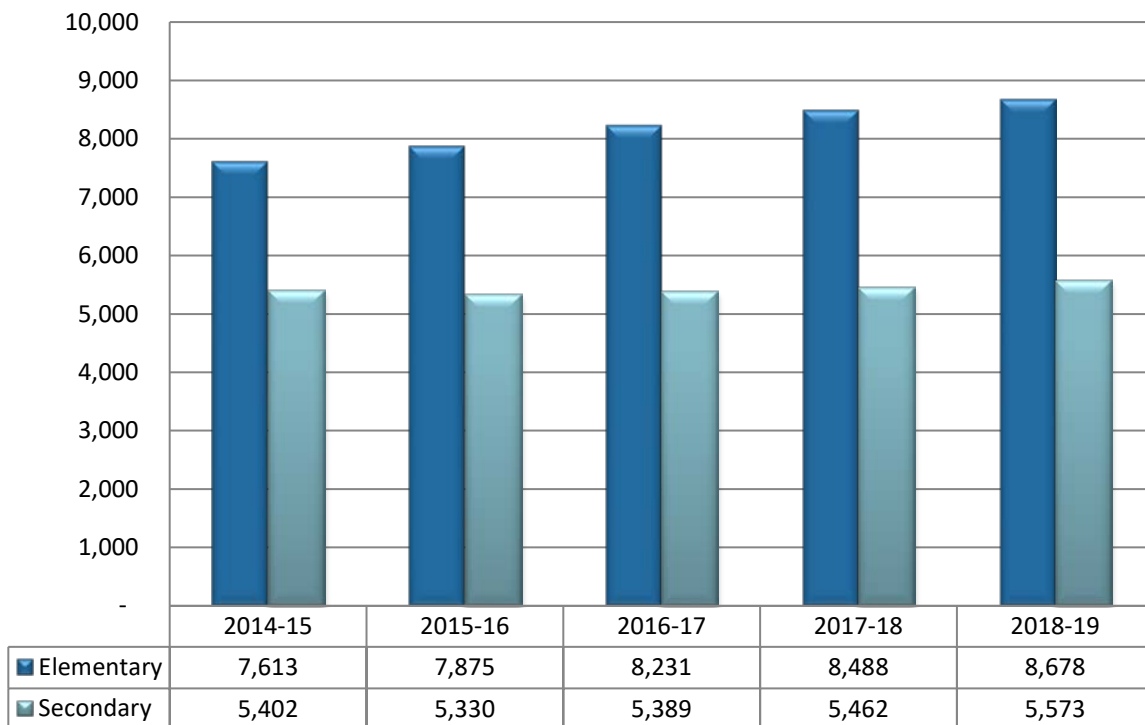
Centres, Institutes and Labs	
• Applied Environmental Research Laboratory (AERL)	• Alexandro Malaspina Research Centre
• Brain Electrophysiology and Neuropsychology Lab	• Centre for Community Outreach and Care
• Centre for Coastal Health	• Centre for Education and Cyber Humanity
• Centre for Healthy Communities Research	• Centre for Shellfish Research
• Fraud and Ethics Research and Education Centre	• Humanities Interdisciplinary Research Group
• Institute for Coastal Research	• Institute of Practical Philosophy
• International Center for Sturgeon Studies	• Literary Theory Research Group
• Media Research Lab (MRL)	• MeTA Digital Humanities Lab
• Mount Arrowsmith Biosphere Region	• Outreach Centre for Healthy Aging and Community Engaged Scholarship
• Resilience Research Lab	• VIU @ Cowichan Innovation Lab
• World Leisure Centre of Excellence in Sustainability and Innovation	
Facilities	
• Deep Bay Marine Field Station	• Centre for Shellfish Research Facility

Another large research facility that adds to Nanaimo’s education infrastructure is the Pacific Biological Station. The Pacific Biological Station is the principal research centre for the Department of Fisheries and Oceans Canada, with expertise in fisheries management, population, disease, marine mammals, and aquaculture. The station employs approximately 180 people, including nearly 50 PhD’s. The station provides a nucleus of expertise that benefits fisheries-related private sector activities.

### 9.5.3 K-12 Education

Nanaimo's public schools are administered by the District 68 School Board which serves Nanaimo and Ladysmith. There are currently 29 elementary schools (kindergarten to grade 7) and six secondary schools (Grades 8 to 12). French immersion programs are offered at four elementary schools and one secondary school. The school district is one of the largest employers in the region employing approximately 2,000 staff. The School Board's annual operating budget is approximately \$162M. In addition to the provincial government curriculum, the District has a number of special programs, including an outstanding music program, work experience and career preparation, a modern languages program which includes French and Japanese and computer lab facilities. For further information visit [www.sd68.bc.ca](http://www.sd68.bc.ca)

### School District 68 Enrolment



Source: School district 68

#### Private Schools

Nanaimo is also home to three private schools offering elementary and high school programs. For further information, please contact the schools directly.

#### Nanaimo Christian School

(250) 754-4512

[www.nanaimochristianschool.ca](http://www.nanaimochristianschool.ca)

#### Aspengrove School

(250) 390-2201

[www.aspengroveschool.ca](http://www.aspengroveschool.ca)

#### Nanaimo Montessori School

(250) 753-0649

[www.nanaimomontessorischool.org](http://www.nanaimomontessorischool.org)

## Appendix A: Nanaimo Population Projections

(Note: Nanaimo Health Area is the smallest geography for which population projections are available. The Nanaimo CA is generally 96% of Health area population).

Year	0-19	20-29	30-44	45-64	65-79	80+	Total
2016	20,437	14,421	19,189	31,614	17,836	6,543	110,040
2017	20,506	14,591	19,704	31,448	18,616	6,725	111,590
2018	20,737	14,561	20,409	31,129	19,383	6,913	113,132
2019	21,009	14,437	21,164	30,936	20,010	7,117	114,673
2020	21,311	14,257	21,992	30,741	20,635	7,287	116,223
2021	21,762	13,922	22,777	30,443	21,330	7,536	117,770
2022	22,136	13,560	23,785	30,234	21,759	7,839	119,313
2023	22,461	13,268	24,621	30,062	22,253	8,173	120,838
2024	22,847	12,968	25,377	30,160	22,464	8,525	122,341
2025	23,230	12,684	26,014	30,150	22,874	8,874	123,826
2026	23,584	12,589	26,403	30,177	23,334	9,197	125,284
2027	23,945	12,475	26,787	30,313	23,360	9,838	126,718
2028	24,193	12,558	26,990	30,603	23,505	10,279	128,128
2029	24,416	12,673	27,133	31,018	23,532	10,740	129,512
2030	24,605	12,860	27,382	31,350	23,451	11,221	130,869
2031	24,871	13,073	27,423	31,823	23,350	11,650	132,190
2032	25,071	13,251	27,494	32,396	23,214	12,055	133,481
2033	25,294	13,343	27,471	33,114	22,999	12,528	134,749
2034	25,387	13,653	27,311	33,826	22,915	12,899	135,991
2035	25,524	13,902	27,106	34,606	22,821	13,260	137,219
2036	25,639	14,161	26,930	35,335	22,659	13,699	138,423
2037	25,741	14,451	26,603	36,376	22,467	13,976	139,614
2038	25,831	14,650	26,438	37,352	22,209	14,308	140,788
2039	25,919	14,831	26,353	38,226	22,186	14,437	141,952
2040	26,005	14,997	26,321	39,030	22,045	14,702	143,100
2041	26,096	15,222	26,364	39,701	21,830	14,993	144,246

Source: BC Stats P.E.O.P.L.E model 2017

**Appendix B: Regional District of Nanaimo Population Projections**

Year	0-19	20-29	30-44	45-64	65-79	80+	Total
2016	26,728	17,556	24,661	45,761	30,826	10,957	156,489
2017	26,829	17,909	25,204	45,359	31,921	11,363	158,585
2018	27,086	18,038	26,016	44,705	33,079	11,740	160,664
2019	27,430	180,62	26,862	44,320	33,879	12,174	162,727
2020	27,839	17,941	27,869	43,823	34,748	12,569	164,789
2021	28,400	17,722	28,885	43,190	35,551	13,092	166,840
2022	28,891	17,383	30,073	42,766	36,091	13,672	168,876
2023	29,305	17,094	31,134	42,470	36,559	14,321	170,883
024	29,797	16,782	32,027	42,488	36,770	14,987	172,851
2025	30,296	16,459	32,829	42,430	37,164	15,612	174,790
2026	30,720	16,364	33,347	42,394	37,577	16,286	176,688
2027	31,188	16,244	33,917	42,425	37,452	17,318	178,544
2028	31,540	16,319	34,275	42,748	37,370	18,108	180,360
2029	31,890	16,429	34,564	43,176	37,227	18,851	182,137
2030	32,189	16,662	34,935	43,543	36,938	19,607	183,874
2031	32,531	16,911	35,168	44,113	36,578	20,261	185,562
2032	32,799	17,190	35,374	44,816	36,180	20,851	187,210
2033	33,118	17,304	35,509	45,645	35,707	21,537	188,820
2034	33,316	17,653	35,494	46,500	35,431	22,001	190,395
2035	33,552	17,958	35,380	47,423	35,126	22,508	191,947
2036	33,761	18,253	35,306	48,316	34,789	23,040	193,465
2037	33,957	18,592	35,060	49,511	34,454	23,393	194,967
2038	34,136	18,839	34,910	50,754	34,081	23,727	196,447
2039	34,310	19,090	34,830	51,882	33,912	23,888	197,912
2040	34,474	19,327	34,800	52,975	33,634	241,53	199,363
2041	34,644	19,627	34,878	53,950	33,310	24,402	200,811

Source: BC Stats P.E.O.P.L.E model 2017



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[www.investnanaimo.com](http://www.investnanaimo.com)